

VCHPOA Annual Meeting – Saturday November 4, 2017

V.C. Highlands Fire Station 72 Training Room, 10am

Present: Carmona, Warnke, Schroeder, Dosen

Absent: Alcon

- III. Call to Order, Declaration of a Quorum and Approval of Meeting Agenda (Discussion/Action)
Carmona called the meeting to order at 10:06am.
- II. Introduction of Board Members, Architectural Committee and Road Crew members
Carmona introduced the board members, Jay Carmona, Tony Dosen, Chris Warnke, Harry Schroeder, and Rebecca (Becky) Alcon (absent).
The Architectural Committee members are: Dave Morland, Grace Pizzuto, Brandi Tosti, Chris Warnke
The road crew is Mike Abrams and receives help from Gary Brownwell from the 10-acre association when needed. Mike handles road maintenance and mechanics. Carmona expressed his thanks for his work ethic
- III. Appointment of Teller Committee to Count Ballots. Rebecca Fielding, Elenor Sullivan, Nancy Killian
- IV. Comments by Association Members (NRS 116.3108.5) (Discussion Only)
Owners comments during this period must be limited to items listed on the agenda.
- V. Presentations of Invited Guests and Reports
 - A. **County Commissioners:**
Commissioners McGuffy and McBride
Comissioner McGuffy talked about the wet winter and how the county declared a state of emergency and expressed thanks to Carmona for the Associations road work through the winter. He also talked about Cartwright chip sealing and the roof on the gazebo at the park. T-Mobile are close to using the cell tower but it's still up in the air at this point. Painting of the mailboxes will be happening in the spring and also solar lighting. The county is also working with the Associations to create more off-street parking. He also discussed the hopes of getting a community center in the Highlands in the near future once water, septic and other logistics can be figured out. He also touched on the latest happenings with the V&T Railway
Commissioner McBride talked briefly about the legislative session and how Sunny Hills didn't come up this time around so won't be an issue for the next 2 years. He also touched on the severe winter we had and the damage to bridges, roofs of county structures, etc. He mentioned the new parking lot at the court house in VC. He talked about the growth of the business park and how Google have not announced plans on what they will be using their land for yet. He said they are all in favor of a property tax rollback but he doesn't know when that might happen. He said they are still working on the zip code and have legislation pending in congress again. We want a unique code for the whole of Storey County.
 - B. **Storey County Sheriff:**
Sheriff Antinoro talked about the Special Olympics fundraiser "No Shave in November" that the Sheriff's department is participating in. In the last year there were 1400 incidents in the Highlands, from dog barking, traffic incidents to domestic violence, which is about 10% of incidents county wide. Total cases: 88. Number of arrests: 16. Accidents: 10 (off highway). Citations: 92 (that does include the highway). Animal complaints: 59, mostly horses and dogs but also bears, llamas on the loose, pigs, and chickens. He touched on the public not feeding the horses and how if you are caught doing it twice it's a gross misdemeanor. He also talked about driving safely in winter conditions and non-residents trespassing on private property.
 - C. **Fire Department:**
Ron Atkins gave an overview about the county stations and how all stations have paramedics. They receive approx. 2300 calls a year. He also talked about You Call We Haul and encouraged people to use it for their tree clippings and how staff go door to door to talk about defensible space. He also talked

about the Fuels Grant for fuels reduction and showed a map of the roads and easements they have cleared over the last few years and what still needs to be done. Chance from NDF also talked about fuel reductions in the western states and keeping roads clear to aid evacuations during wild fire situations. He recommended 100-foot clearance and creating breaks and also encouraged residents to think about fire evacuation plans and to backup important documents to the cloud and how fire safes really don't protect belongings in fires like the Santa Rosa fire.

D. Storey County Planning:

Austin Osborne hit on the USGS studies of wells and how it was ongoing and how there will be data available around April. One well apparently went up 60ft after last winter. Nothing much changing in the Highlands other than things relating to shipping containers, which are subject to the rules of the Architectural Committee anyway. Housing in Painted Rock may come up in the next year or so. Out at TRIC there is a new hotel going up and a project called Town Center that may come about that includes a Marriott and Hampton that will translate into sales tax dollars. There were some questions about some no trespassing signs that had gone up on the driveway down to 7 Canyon road that OHVs use to get to Virginia City and he said he would look into it.

E. Virginia Range Wildlife Protection Association:

Bob Macarrio talked about the birth control program in a cooperative agreement with the Nevada Department of Agriculture and how they now want to end this program since they no longer want to manage the horses. If the agreement is terminated the horses may disappear. TRI the Storey County Sheriffs office and fire department have all been supporters of VRWPA and the wild horses. He requested that residents who support the wild horses write to our senator and demand the agreement remains in place.

F. Fire Safe Highlands

Tom Buck put in a request to see if anyone would like to take over the running of Fire Safe Highlands since Gwen Buck has too many other commitments at the moment. Gwen had dedicated a lot of time and was responsible for starting the You Call We Haul program.

VI. Unfinished Business
None

VII. Committee Reports

A. Architectural Committee (Discussion/Action)

That has been a lot of confusion regarding modular homes vs manufactured homes and recently there have been a number of requests for manufactured and modular homes in the VCHPOA. Our attorney has confirmed we can deny manufactured or modular homes in the VCHPOA so we further elaborated in the Architectural Guidelines to make it more clear. We've had a small number of new homes this past year and several remodel requests.

B. Road Report (Discussion/Action)

We had a very heavy winter and serious equipment failures including the grader motor which cost \$10,000 to replace. Mike Abrams has saved us a lot of money working on the equipment himself. We've slowly been getting all our vehicles/machines up to par. Carmona explained that the money from the sale of the fire house has come to an end and we will be \$50,000 worse off a year. We want to do all we can to avoid raising the special assessment so we are down to one road employee Mike Abrams who is very efficient and conscientious. We are also selling the water truck as it spends a lot of time sitting which is not efficient so we want to sell that and buy a back hoe which keeps our ditches clean which is one of our main focuses for the next few years since it keeps water off the roadway which means less road maintenance in the end. Carmona talked about how we had fixed the S-turn on Cartwright since the road was getting eroded way and how it is now 8" wider there. The ditch is about 6" deeper. Most people have welcomed the repairs but a few people have expressed concern that people might go of the road into the ditch in the winter.

VII. Financial Report

A. Review of Financial Statements and Reserve Account

As of October 31 the total monthly revenue was \$1718, the administrative expenses were \$2152, road expenses were \$13,364, some of that was quarterly payroll taxes, total expenses \$15,806. We still have \$60,000 available until next June. We have \$212,741.19 in our checking and \$106,096.17. The concern was raised by our bookkeeper that the FDIC only insures \$250,000 per bank so we will be moving some money to another bank and we are looking at new banks.

B. The FY2018 Proposed Budget

Carmona presented the FY2018 budget that the audience had copies of. Carmona requested a collective vote on the approval of the budget. The audience approved the budget.

VIII. Report from Teller Committee.

We had 361 ballot envelopes returned (many with multiple ballots enclosed based on lots owned)

Final votes:

Jay Carmona: 424

Rebecca Alcon: 356

Tony Dosen: 334

Leslie Biederman: 138

Karlyn McPartlin: 113

All incumbents stay on board for another 2 years.

IX. Any Other Matters which the Board Members Wish to Discuss (Discussion Only)

None

X. Comments by Association Members (NRS 116.3108.5) (Discussion Only)

A resident asked why the annual meeting was so late and Jay explained the issues we had with Kinkos using a heavier weight paper without our knowledge so we didn't have enough postage and the post office held the envelopes and as a result we were past the 60-day lead time we need for sending the ballots out to so had to reprint the cover letter with a new date, re-stuff the envelopes, add extra postage, etc. There was also a comment about how great the new website was and how they were happy to have access to up-to-date minutes. Carmona mentioned that per NRS we are not required to post minutes online but we do it as a courtesy and to make things easier for the board members. Someone also asked about the chat group and whether posts are still being monitored before being released on the chat group. Another member mentioned he'd like to see a bit more detail on the agendas regarding business we know we might be discussing and the upcoming meeting.

XI. Adjourn

With all business concluded the meeting was adjourned at 12:10

Respectfully submitted,
Jay Carmona, President