

Virginia City Highlands Property Owners' Association Annual Meeting – Saturday July 23, 2016
V.C. Highlands Fire Station 72 Training Room, 10am

Present: Carmona, Alcon, Warnke, Schroeder

Absent: Dozen

- III. Call to Order, Declaration of a Quorum and Approval of Meeting Agenda (Discussion/Action)
Carmona called the meeting to order at 10:07am. Carmona stated that the election was canceled due to ineligibility of one of the candidates and so the remaining two candidates automatically filled the two available positions on the board. He also stated that he had received clarification that since the annual meeting is a meeting for the Association members and not an executive meeting, that a quorum is not required.
Upon request by Carmona, Alcon made motion to approve the agenda. Motion adopted.
- II. Introduction of Board Members, Architectural Committee and Road Crew members
Carmona introduced the board members, Jay Carmona, Rebecca (Becky) Alcon and Tony Dozen (absent), and new members Chris Warnke and Harry Schroeder. Warnke and Schroeder were seated and each gave a small introduction about themselves.
- The Architectural Committee members are: Jay Carmona, Dave Morland, Chris Warnke and Becky Alcon. Carmona asked members of the audience to let him know if any of them or anyone they knew would be interested in serving on the architectural committee.
- The road crew is Gary Brownwell
- III. Appointment of Teller Committee to Count Ballots. Not required.
- 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.
There was one comment related to fire but Carmona stated that would be discussed during the Fire Department presentation. No other comments.
- V. Presentations of Invited Guests and Reports
- A. County Commissioners:**
Carmona stated that two of the 3 commissioners were at the NACo meeting and so were not able to attend. Lance Gillman was due to speak but was running late so Carmona stated we would skip ahead
 - B. Storey County Sheriff:**
Sheriff Gerald Antinoro led a discussion about how safe people feel in our community. Most respondents said they feel very safe. Sheriff Antinoro stated if anyone sees anything that doesn't seem right to contact the department. Sheriff Antinoro gave his report card on incidents, arrests, citations and animal calls in the Highlands. The Sheriff also discussed manpower challenges and then fielded a Q&A session.
Carmona reminded residents to attend the Commissioners meetings in Virginia City to keep up to date on issues relating to the county.
 - C. Fire Department:**
Ron Atkins talked about the fuel reduction project and presented a slideshow and video and then fielded a Q&A session.
 - D. Storey County Planning:** Carmona stated that Austin Osborne was at the NACo meeting and could not attend.
 - E. Fire Safe Highlands:** Gwen and Tom Buck gave a speech about defensible space and what the fire department will do to help residents free of charge.
 - F. Virginia Range Wildlife Protection Association:** Valerie LeBel gave a speech about VRWPA's birth control program and how they have exceeded their initial quota of darting/documenting 150 mares and also discussed monitoring and diversionary feeding programs.

VI. Unfinished Business
None

VII. Committee Reports

A. Architectural Committee (Discussion/Action)

July meeting had one re-roofing, one re-painting and one new siding.

B. Road Report (Discussion/Action)

Carmona discussed how the grader has been down for repair so the road crew has been filling in potholes whilst it's being fixed. The primary focus for the rest of the summer will be ditch work and culvert work to rectify damage caused by the previous wet winter. Carmona reminded homeowners they are responsible for their own culverts and need to help keep the roads in better shape by keeping their culverts clear. A home owner mentioned a concave area in the road next to the west side apron of Cartwright/Sazarac that needs to be fixed. Joel Smith mentioned a deep ditch on the right side of Cartwright near Saddleback. Carmona mentioned that that is county property but that the association would step up if needed.

C. Park.

Carmona reported that the basketball court had been half striped.

VII. Financial Report

A. Review of Financial Statements and Reserve Account

Revenues for FY2016 are \$171,260, administrative costs were \$29,284. Road expenses were down from last year at \$46,795, the late start with the late winter months gave us only 2 months to use up money in the budget before fiscal year end so we are using last year's money to pay for maintenance and some new equipment, including a new snow plow. Some roads will also be getting road base. "Other" expenses are \$19,434, which are also down. In Checking we have \$131,140.27 and in reserve we have \$229,248.59.

B. The FY2017 Proposed Budget very close to the previous year (see attached). Dues are \$50 and special assessment is still \$50. The board has endeavored to be very efficient with the budget. We currently have one road crew member and bring in temporary workers as needed. We do have income from the sale of the fire house but that will come to an end in two years so that has also helped to keep the special assessment low. Carmona advised residents to keep up to date on dues and not to ignore any certified letters. The collection agency is very aggressive and the costs go up significantly if your account goes to collection so he stressed that residents should contact the association if they are having any problem paying their dues. The new budget was put to vote and passed unanimously.

VIII. Report from Teller Committee. Not applicable

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

Jay announced that the usual 1s picnic had been canceled but in its place there was a Highland's-wide resident-run potluck that all 1s, 10s and 40s residents were invited to directly after the annual meeting in Pinion Park.

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

Sharon Snell advised residents to sign up for the ambulance service, which is \$45 per household or \$25 for seniors. She also mentioned that she had discount cards for Fourth Ward. Valerie LeBel also mentioned signing up for the helicopter life-flight service.

XI. Adjourn

With all business concluded the meeting was adjourned at 11:40am

Respectfully submitted,
Rebecca Alcon, Secretary