

**Virginia City Highlands Property Owners' Association**

Minutes – October 11, 2016

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Alcon, Dosen, Schroeder

Absent: Warnke

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda  
President Carmona called the meeting to order at 7:00 pm. He declared a quorum present.  
Alcon made a motion to approve the agenda, seconded by Schroeder. Motion adopted
- II. Approve Minutes of Meeting  
Alcon made a motion to approve the September 13 meeting minutes, seconded by Schroeder. Motion adopted
- III. Comments by Association Members (NRS 116.31083.5)  
None.
- IV. Review of Financial Statements  
Carmona reviewed the financial statements for the month of September 2016. Total revenue for the month was \$336; Road expenses for the month were \$12,511; Other expenses were \$-121 (because of a reimbursement) and administrative \$1,118. The checking account balance at the end of September was \$114,369.49 and the reserve account balance was \$222,046.50.
- V. Unfinished Business – None
- VI. Committee Reports
  - A. Architectural Committee  
New member: Jason Smith. Alcon made motion to appoint Jason Smith to the architectural committee, seconded by Schroeder. Motion adopted.  
In September approval for covered porch extension on Empire. 50x50 garage on Calaveras. Another family building a sauna. A roof reroofing and a foyer on a covered porch.  
Alcon made motion to approve the September 6 minutes, seconded by Schroeder. Motion adopted.  
Alcon made motion to approve the August 2 minutes, seconded by Schroeder. Motion adopted
  - B. Road Report  
Plow truck number 2 had plow installed. Plow truck had fuel line leak fixed and brakes fixed. The roller blew a hydraulic line. Grader engine has been removed and replaced and the accessories just need to be connected. Should be operational by October 14. We rented a back hoe and all work it was slated for was done. All association culverts were cleared and some holes were dug for winter hazard signs. We were also given permission to put up school bus signs at mailboxes. We also purchased rock and road base and some has been used to repair holes. We also got larger rock to address issue on Hermit hopefully to avoid the mud problem there in wet weather. The drainage was also improved to aid this. Upcoming will be to finish any roads listed a few months ago that have not been done yet because of the grader blowing the piston rod. Also planning to repair the leaking off road diesel tank.
- VII. New Business  
None
- VIII. Any Other Matters Which Board Members wish to Discuss  
None

IX. Comments By Association Members (NRS 116.3108.5)

The existing donations for the park were discussed. It was decided to pay for a concrete pad under the porta potty in the spring.

X. Adjourn

There being no further business, the meeting was adjourned at 7:18pm.

XI. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary

Executive Session to discuss CC&R Violations

Respectfully submitted,  
Rebecca Alcon, Secretary