

Virginia City Highlands Property Owners' Association Annual Meeting

Saturday July 28, 2018

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

Present: Carmona, Warnke,

Absent: Schroeder, Dosen, Alcon

I. Call to Order & Pledge of Allegiance

Carmona called the meeting to order at 10:07am followed by the Pledge of Allegiance

II. Introduction of Board Members, Architectural Committee

Carmona apologized to the attendees for only having two board members present, Jay Carmona and Chris Warnke since the other board members had other engagements. A quorum isn't needed for annual meetings. Carmona also introduced the Architectural Committee.

III. Appointment of New Board Members

It was an election year and we had 2 seats open but the only 2 nomination forms submitted were the existing board members up for re-election, Harry Schroeder and Chris Warnke, so the election was waived and both were appointed to the board.

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.

None.

V. Presentations of Invited Guests and Reports

A. Storey County Sheriff:

Sheriff Gerald Antinoro. Overall last year we had a little more activity in the Highlands but the seriousness has declined. There were 200 more incidents but case reports and arrests were down. Accidents have gone up – 2 more than last year so 12 crashes in total. Animal calls: In addition to horse and bear calls we had some pig calls and even 3 calls on peacocks. Waste Management are still not allowing bear-proof cans. Horses: You cannot water horses in Virginia City and Gold Hill but the Sheriff has no control over watering in any other areas. There is no feeding of horses in the county. School buses will be running again soon so please watch out for the school buses. Overall, county-wide we are in a downward trend in crime other than out at the industrial center but that is driven by vehicle incidents. The Sheriff ended with a few questions and answers

B. Fire Department:

Battalion Chief Shane Dixon talked about the ambulance subscription service - \$25 per year per household 65+ and \$40 per household under 65. You can contact the main office for more information. He also discussed the You Call We Haul defensible space initiative and how it had been running non-stop. Defensible Space inspections should start in August. The Highlands has had 4 small fires recently but of course our area is a concern with the potential for wild land fires especially with lots of new plant growth. If you need to evacuate, make sure you bring your meds. All recent fires were due to lightening. There was a question and answer session at the end.

C. Storey County Commissioners:

Commissioner McGuffey talked about how he will continue to work until January 1. McGuffey talked about how he had used his allotments to chip seal Cartwright, striped the basketball court, got a roof on the gazebo and encouraged AT&T to join the cell tower. We're still fighting for a zip code for Storey County. The easiest way is to have one code for the whole county. It's in the legislative circle again. He has also discussed tax relief but is looking at other options such as a county-wide resident's day. He said money-wise the county is in great shape. He ended with a question and answer session

D. Virginia Range Wildlife Protection Association: NDA terminated the cooperative agreement for darting the horses last year for no reason. They put up a request for proposal for someone to buy the wild horses

but no one will insure that and they have had no responses. Since then the Director has resigned so now with the mid-term director, nothing is happening. So VRWPA are still pushing for a cooperative agreement to continue the birth control. They are not having any luck with state government. VRWPA had a successful fundraiser recently and have donated to other local rescues and organizations. VRWPA is always looking for donations and have a new t-shirt that people can donate and help support VRWPA and receive a T-shirt. There was a question and answer session at the end.

VII. Committee Reports

A. Architectural Committee (Discussion/Action)

We've been pretty busy. We've had a few new home builds, re-roofing and re-painting projects. Some lots have been sold and some people are looking to move up here. As a reminder, if you are changing the external appearance of your home or you're putting up a fence or a shed, you need to come in for approval. If you are painting the same color you don't need approval for that.

B. Road Report (Discussion/Action)

Carmona discussed how in the last 4 years we've tried doing a lot of different things done to the roads. This past year we've scaled things back a lot. One reason is that the funds from the sale of the fire house have gone and we've kept our special assessment the same which means we have a lot less money for the roads. Carmona's approach is that the less we do to the roads the better. Every time we grade a road, there's a lot of dust and there is more of a problem with wash boarding. Most of our roads are hard packed and don't need a lot of work. So his strategy is to concentrate on drainage ditches and culverts and then in the winter getting the snow off the road as quickly as possible. We are also filling potholes as and when they appear. So the roads will be a little bit bumpy, especially roads like Sazarac where there is no way to keep materials in place as it's all rock so the material gets pushed to the side of the road. Our mechanic is no longer with us so from now on we'll bring in an outside mechanic as needed. We did purchase a backhoe this year as we really needed one and we also bought a trailer for moving material. The deep ditch on Cartwright near Sazarac was discussed and the possibility of putting a guard rail there to stop cars sliding off in the winter. Another person asked about adding a culvert to their driveway and Carmona discussed the issues with culverts clogging up fast if the ditch isn't deep enough and you don't have the right type of drain rock. Carmona also discussed how there may be a small berm on resident's driveways to help divert water from the road into the ditches. The final point Carmona made was that Cartwright has collapsed in one point due to the big rigs that have been bringing in materials for the 10s and he is working with the trucking company Sierra Nevada Construction to fix the road.

VI. Financial Report

A. Review of Financial Statements and Reserve Account

Revenues for FY2017 are \$135,164, total administrative expenses were \$34,740, total road expenses were \$105,629 and other expenses \$13,465 for total of \$153,834. In our checking we currently have \$82,967.46, and in our reserve account we have \$249,922.07. We are 100% funded from our reserve study. So we are right where we need to be. We will be working with about \$50,000 less income this year but the board are going to work really hard to keep the special assessment the same but if something comes up, for instance another bad winter we would give residents plenty of notice if we needed to raise the special assessment.

B. The FY2018 Proposed Budget

Carmona has worked with the bookkeeper to keep the budget as tight as possible without being too tight. Carmona requested that the residents present at the annual meeting approve the budget. After answering a few questions Carmona asked for a vote. There were no nays so the annual budget was approved by the audience.

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

Jay announced that the Highland's-wide, resident-run potluck for all 1s, 10s and 40s residents would commence directly after the annual meeting in Pinion Park. This event is not funded by any of the Associations.

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

A resident asked if there was a sign up sheet and Carmona encouraged attendees to sign the form. Another resident applauded the work that had been done on the mailboxes. Carmona said there are a few things left that need to be done such as a better way for people to attach fliers and some security cameras. Another resident asked about trash cans at the mailboxes and Carmona discussed how the Associations pay for one can each and they are only for junk mail. We had to chain them up because people were stealing them. Tom Buck announced the Volunteer Fire Spaghetti Feed on August 25. Carmona thanked everyone for coming out and to check out virginiacityhighlands.com where people can contact the President or the bookkeeper

IX. Adjourn

With all business concluded the meeting was adjourned at 11:53am

Respectfully submitted,
Jay Carmona, President