

**Virginia City Highlands Property Owners Association  
Minutes – Monthly Meeting, Tuesday September 11, 2007  
Virginia City Highlands Fire Station Training Room – 7:00 p.m.**

**Present:** Mike Lupo, Rita Lumos, Mary Tallent-Stewart, Bill Lewis, Steve Morrow

- I. Call to order, declaration of a quorum and approval of meeting agenda**  
President Lumos called the meeting to order at 7:02 p.m. and declared that a quorum was present.
- II. Approval of minutes of Annual Meeting 7/14/07 and 8/14/07 regular meeting**  
Minutes reviewed for the annual meeting and motion made by Bill Lewis to approve with second by Mary Tallent-Stewart. Minutes reviewed for 8/14/07 meeting and motion made by Bill Lewis for approval with a second by Steve Morrow. Motions carry.
- III. Financial Statements (Discussion/Action)**
  - A. Monthly Cash Report**
  - B. Monthly Financial Statements**  
Mike Lupo reviewed the financial statements with the attendees. Balance in checking is \$7,669, Savings \$92,093, Receipts \$1,065, Expenditures \$10,205. Total cash \$100,917. Bill Lewis made a motion to accept the financials as submitted with a second by Steve Morrow. Motion carries.
- IV. Comments by Association Members (NRS 116.3108(3))**  
None to Report
- V. Reports**
  - A. Architectural Committee**  
Plans were submitted for a wood deck and a shed. No new violations have reported.
  - B. Documents**  
Keith Judson indicated that 305 yes votes have been received back on the ballots sent out and 112 no votes. 280 more votes are needed to get over the 51% requirement. The Board approved additional mailing and Keith will get that out next week and place the info on the chat room site.
  - C. Road Report**  
For August, Road Manager Bob Moore reported issues on Grizzly and Flint and that those roads had been graded. The grader was also repaired and he is working on finishing cleaning up the old oil in the equipment yard. The front loader had an ignition problem but has been repaired. The brakes on the loader need to be check but the adjusting bolts will not come off so that still needs to be done. On August 14<sup>th</sup> the road strip test was started. Crestview Circle and up to the level portion was done, the ditch was done but Bob indicated that there was little to no material to work with in this section.

A call was received from a resident regarding trees blocking traffic view on corner of Dortort and Cartwright. This will be taken care of in the fall. The section of Empire Rd from the park to Morgan Road has been scarified. Sazarac to Mustang has also been completed and from the park to Agate and Agate Road itself. There is still a possibility of the base unraveling but it was not as washboarded as Bob had originally thought.

There was an accident with the water truck. Watering and compacting was being performed on Sazarac. After a trip was made to get water in VC, then the road was watered to the S turn. Another trip was made to VC for water and as the truck turned on Sazarac the brakes went out just before Mustang, as he tried to turn onto Mustang to avoid the ditch, the truck rolled over, ejecting the tank. The driver was not hurt. Al Drake called the sheriff and fire department as he was in the area. A police report was filed. The Insurance company didn't feel the report was needed but came out to survey the damage. Bob Moore presented all repair bills from the last year and the Insurance adjusted suggested that the truck be totally repaired. The appraisal from the insurance was \$1,800 in parts and the rest labor. They have sent a check for \$17,776.28 which is net of the \$1,000 deductible and \$2,500 towing from Mustang Road to the equipment yard. Bob contacted Peterbuilt and the foreman from the body shop came up. Their estimate was \$20,000 which included \$10,000 for the tank alone. Highlands resident Doug Fontana has offered to repair it for approximately \$12,000 with a money back guarantee to the Association. He would do this as an employee of the Association. Insurance issues were discussed and Mike Lupo suggested having three estimates. Bill Lewis asked Bob Moore his opinion as Road Manager and if he would recommend Mr. Fontana and he indicated yes he would. Keith Judson asked what a replacement truck would cost and Bob said it would be between \$35,000-\$42,000. Ray McPartlin suggested that we get formal repair estimates. Gary Hames has offered to loan the Association a water tender until our truck is fixed. Liability issues for a hired mechanic were discussed. Bob will get more estimates and the final discussion will be shelved until the October meeting. Bob Moore indicated that the snow removal equipment is all ready for winter and will be prepared to plow if early snow comes and the County does not respond.

**No Park Report this meeting –**

Rita tried to contact Mike Nevin and was unsuccessful. She will keep trying.

**VI. Old Business**

- A. Fire Station lease – Registered letter went out in August to tenant to vacate the property as of 9/30/07.
- B. Reserve Study – Rita's phone calls and e-mails have not been returned from the individual contacted to do the study. He is also performing the study for the 10-acre Association.

## **VII. New Business**

### **A. Appointment of Road Committee**

Steve Morrow has volunteered to chair the Committee. Other members include Bob Moore, Jim Stewart, Harry Stanley, Doug Fontana and Lenny Weinrich. A motion was made by Bill Lewis to appoint the Road Committee members as stated and introduced. A second was made by Mary Tallent-Stewart. Motion carries.

The Committee will meet as often as needed. The purpose is to complete a survey of all roads and make recommendations to the Board on any issues. Steve Morrow would like to meet on a regular basis soon after tonight's meeting. He will go out with Bob to inspect the test sections that have been completed.

### **C. Legal Opinion on Board Member Appointments**

Rita spoke to the Board's attorney and ombudsman and after an investigation both agreed that the action the Board took regarding the appointments for this year was appropriate and a letter has been written to that effect and will be placed in the Board records.

## **VIII. Comments by Association Members**

None to report

## **VIV. Other Matters**

### **A. Annual Road Closure**

Rita has coordinated with the 10-Acre association for the first Saturday in October and volunteers are needed. The date will be posted on the website. Highlands H stickers will be available at the fire house and you will need to make sure you have one in the window of your vehicles. Contact Rita Lumos to volunteer.

### **B. Letter Re: Duplicate VC Name**

No response

All Hydrants/wells water are not to be used for road watering. State law prohibits the use of it. The Fire Department is the only one that can use them.

Motion made by Bill Lewis to retire to executive session. 2<sup>nd</sup> by Steve Morrow.

Recess @ 8:00 to Executive Session

**X. Executive Session**

A letter was received by a resident on Cartwright regarding standing live trees on property adjacent to theirs but very close to their propane tank. Rita will forward the complaint to the Fire Department and Firesafe Highlands.

There is an issue with a new white vinyl fence that was just erected. The homeowners will be contacted for an explanation.

Helsel Construction sent a letter of apology for their inappropriate sign and removed it

A resident on Adobe Road will be fined for not responding to the request for trash removal. A motion to proceed with the fine was made by Bill Lewis with a second by Steve Morrow.

The retaining wall on Grizzley addressed last year has still not been covered with stone facing as promised by the homeowner. Rita will send another letter for the status.

The trailer on the corner of Delta and Cartwright used as a temporary residence will be allowed to stay until December 31, 2007 so the owner can finish the house as he works out of town.

**Adjourn 8:20 p.m.**

**Respectfully submitted**

**Mary Tallent-Stewart  
Secretary**