

HIGHLAND RANCHES PROPERTY OWNER'S ASSOCIATION (HRPOA)  
P.O. Box 1039, Virginia City, NV 89440

**- AMENDED -**  
**EXECUTIVE BOARD OF DIRECTOR'S MEETING AGENDA &**  
**ARCHITECTURAL REVIEW MEETING**

Tuesday, October 25<sup>th</sup>, 2022 – 6:30 PM  
Highlands Fire Station – 2610 Cartwright Road  
Virginia City Highlands, NV 89521

Larry Austin – President  
Jess Lattin – Secretary  
Summer Pellett – Treasurer  
Roger Huff – Vice-President  
Mike Tozzi – Director of Architecture

- 1) Call to Order
- 2) Roll Call for the Establishment of a Quorum
- 3) Public Comment – Agenda Items Only (2 minutes per member):  
*Each unit owner in attendance may address the Board of Directors. Each member must state their name, property number along with the agenda number they are to comment on. Comments made by each unit owner must be limited to items listed on this agenda pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.*
- 4) Approval of the Agenda for Tuesday, October 25<sup>th</sup>, 2022, Board of Directors Meeting\*
- 5) Approval of the Minutes for the Tuesday, September 27<sup>th</sup>, 2022, Board of Directors Meeting\*
- 7) Treasurer's Report from Summer Pellett
  - a. Update on HRPOA Accounts
  - b. Board approval of the 2023 HRPOA Budget\*
  - c. ~~Approval to transfer \$10,000 from the operating account to the reserve account as stated in the ratified 2022 annual budget\*~~
  - d. 2023 Annual Dues will remain at \$200 per lot for 2023 with no special assessment. 2023 Annual Dues will be due by January 15<sup>th</sup>, 2023. Invoices will be mailed via USPS in November of 2022.
- 8) Approval of the next monthly Board of Director's & Architectural Review meeting date – Tuesday, January 31<sup>st</sup>, 2023\*
- 9) Review and possible approval of the architectural submittals received by the Board prior to October 25<sup>th</sup>, 2022\*
- 10) Public Comment (2 minutes per member)  
*Each unit owner may address the Board of Directors. Each member must state their name and property number. Comments made by each unit owner must be limited to matters impacting the community pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.*
- 11) Adjournment

\* Notes that the item is a possible Action item and may be voted on by the HRPOA Board of Directors. All Action items allow for public comment before action is taken by the Board. Public comment is limited to 2 minutes per member and must be related to the agenda item.

All HRPOA Members have a right to obtain a copy of the agenda, audio recording, and/or minutes of the meeting at [www.hrpoa.org](http://www.hrpoa.org) or by contacting the HRPOA Bookkeeper at [bookkeeper@hrpoa.org](mailto:bookkeeper@hrpoa.org).