

# HIGHLAND RANCHES PROPERTY OWNERS ASSOCIATION (HRPOA)

P.O. Box 1039 Virginia City, NV 89440

## THE ANNUAL MEETING OF MEMBERS

2610 Cartwright Rd., Virginia City Highlands, NV 89521

Saturday, June 25, 2022 – 10:00 AM

# ANNUAL MEETING OF MEMBERS MINUTES

### Current Board of Directors:

Larry Austin – President - PRESENT

Jess Lattin – Vice President - PRESENT

Summer Pellett – Treasurer - PRESENT

Roger Huff – Director-At-Large - PRESENT

Members in attendance: Elena Sullivan, Rod Alston, James Hoeft, Britany Lattin, Vicky & Ben Lucero, Crystal Batcabe, Kim Huff, Cynthia Kennedy, Mindy Dallas, Ric & Nondy Llewellyn, Brian Robertson

- 1) Call to Order – The meeting was called to order at 10:05 am
- 2) Roll Call for the Establishment of a Quorum of the Board of Directors – A quorum was established
- 3) Public Comment – There was no public comment
- 4) Opening Statement & Greeting from the HRPOA Board of Directors – Larry welcomed everyone to the meeting
- 5) Presentation from the Storey County Sheriff's Office – The Sheriff prepared a letter for the residents of the Highland Ranches (see attached). There has been an increase in Virginia City event related crimes (DUIs). They are trying to combat speeding in the Highland Ranches. There was a prowler reported recently in the Highlands that seemed to be trying to break into a garage during the night (they were not caught as it was not reported until the following day). The Storey County Sheriff's Office does provide many services to our community including VIN inspections and property checks at the request of residents when they are away on vacation.
- 6) Presentation from the Storey County Fire Department – Cameron Forcht gave a presentation about the fuels reduction work that they are doing in the Highlands. They now have a crew of 8 experienced wildland firemen working on the fuels crew. They have treated roughly 600 acres to date. They have acquired grant money in addition to NV Energy funding which allows them to expand the program, obtain more equipment, and expand their crew. This program requires property owner approval in most cases since the land is privately owned. If you would like to have the Storey County Fire Department assess/inspect your property for fire danger, please contact them. After inspection, they will schedule a future date to remove the excess fuels on your property.

The "You Call - We Haul" program is still in full effect. Please contact the Storey County Fire Department if you would like to utilize the program.

- 7) Presentation from VRWPA – Elena Sullivan thanked the HRPOA for all of their support over the years. All Highland Ranches property owners are members of VRWPA and can attend meetings on the last Wednesday of each month at 6:30pm at the Highland's Fire Station. VRWPA helps out on the entire Virginia Range. They are currently focusing on fencing as they believe it is an effective measure in keeping horses off the roadways. VRWPA does engage in wild horse rehabilitation when necessary. Their goal is always to try to get these horses rehabilitated and back on the range. If you ever see an injured horse or horses on the roadway, please call the wild horse hotline at (775)352-3944.

VRWPA is a strong supporter of the wild horse fertility control program. This program is run through a cooperative agreement with the Nevada Department of Agriculture (NDA). If you see VRWPA with "guns" please know that these are birth control dart "guns" that deliver birth control to the mares. Much of the property in the Highland Ranches is private, and it is helpful to VRWPA if you complete a permission-authorization form (see attached) to allow American Wild Horse Campaign (AWHC) staff, volunteers, and contractors access onto your property to administer the birth control and to document horses. There are about 280 documented wild horses in the Highlands (there are over 4,000 on the Virginia Range). VRWPA has managed to give fertility treatments to 109 mares in the Highlands. The birth control is 90% effective. Foal mortality in the Virginia Range is approximately 50%. In the Highland Ranches foal

mortality is approximately 85% (mostly due to predators). VRWPA has been successful in reducing the wild horse population by 17% year over year in the Highlands. Per the cooperative agreement, as long as VRWPA can show the NDA that they can humanely manage the wild horse numbers, then the NDA will not remove the wild horses. The NDA would like to see the population of wild horses in the Virginia Range at 500.

If you want to help VRWPA by donating, you can sign up through Amazon Smile. You can also sign-up to donate at Smith's grocery store. See attached for information on how you can help VRWPA. You can also buy merchandise on the VRWPA website at [www.vrwpa.com](http://www.vrwpa.com). If you have horse property and are able to help out when a horse needs to be rehabilitated, please contact VRWPA.

- 8) Presentation from Storey County Commissioner Jay Carmona – There is a walking trail at Pinion Park in the Highlands that should be completed by June 30, 2022. Next year they will be adding gravel to the trail so that it can be used year-round. The planning for the Highlands Community Center is underway.

The County has signed a maintenance agreement to maintain the asphalt on both Cartwright and Lousetown from Geiger Grade to the Highland's Fire Station. This maintenance agreement takes a huge financial burden off both Highland's Property Owners Associations.

Property Owners in the Highlands are entitled to 3 dump vouchers each year which can be picked up at the commissioner's office at the Storey County Courthouse.

Cynthia Kennedy asked about the \$10,000 grant that used to be reserved for the Highlands. Commissioner Carmona explained that the program has changed a bit and that any property owner can now apply for the \$10,000 funds for their community. There is a form that can be filled out and submitted to Storey County, a committee will then review all submitted projects, and the County Commission will then vote to award projects to each community.

Vickie Lucero asked about downed road signs and a discussion was had about who can be contacted depending on the road. If it is a 10-acre road, please contact the HRPOA.

Cynthia Kennedy asked about the existing park fund money. Jay Carmona stated that he believes that the balance of the park fund sits around \$60,000 and needs to be used for new items and not repairs. Please contact the Storey County Commission if you have any ideas on any projects for the park where these funds can be used.

- 9) Treasurer's Presentation and Report of Accounts – Summer Pellett stated that our reserve fund is fully funded and currently sits at \$121,472.52 after the purchase of a new plow truck (a 2020 diesel Dodge RAM 2500) for the HRPOA. This will allow the HRPOA to purchase a second plow truck this year as was planned for in the 2021 Reserve Study. Per the 2021 Reserve Study, a fully funded reserve fund for 2022 was set at \$68,805.17. Even after the purchase of a second plow truck, we will still have a properly funded reserve account.

Our current account balances are:

**Primary Operating Savings:** \$101,082.25

**Primary Operating Checking:** \$45,579.55 (check has not been cashed for the purchase of the HRPOA plow truck in the amount of \$39,708)

**Reserve Account:** \$121,472.52

**Culvert Account:** \$73,005.46 (if you know anyone who has received their certificate of occupancy and has not requested the return of their culvert deposit, please have them contact the HRPOA)

Summer stated that the HRPOA received \$6,500 in transfer fees and \$700 in architectural fees in 2021. In 2022 so far, we have received \$2,800 in transfer fees and \$900 in architectural fees.

- 10) Director of Roads Report – Larry stated that Scheduled/completed roadwork for 2022 includes Buckeye to Union, Toll, Vermillion, W. Five Mile, Bullion, Fandango, Fandango Pass, Dry Gulch, Calaveras, Grande, Livery, Lousetown to Wild Rose, a culvert at Lousetown, Cartwright at the fire station to Bullfrog, and W. Five Mile widening.

Larry stated that he was able to purchase a 2020 6.7 Diesel Dodge RAM 2500 with 14,140 miles on it for \$39,708 including all auction fees. There will be an additional shipping charge of \$5,000. It will have standard maintenance done to it and the new plow blade that was already purchased will be put on this new truck.

Larry stated that the HRPOA has sold much of the broken/unneeded HRPOA equipment but has remaining a CAL Trans FWD truck and a salvaged dump truck. Larry will be placing these two items on the HRPOA website and on the community message board. He is requesting that if you are interested in purchasing one/both of these vehicles, that you send him your highest and final offer. The highest bid at the end of the stated term will win the item. You will have 4 days to pick-up and remove the item that you purchase (you

will be responsible for any damage to property that occurs during removal of the item/s), or a storage fee will apply at the rate of \$5/day. If no bids are received, then the items will be scrapped.

11) Architectural Committee Presentation – Mindy gave a presentation stating the HRPOA architectural committee approvals in 2021 and 2022. See attached. There was a discussion about roof pitch requirements in the Highland Ranches. Our current CC&Rs require a roof pitch of 6/12 over 75% of the roof area for single-family residences. A discussion was also had regarding the allowance for variances as stated in the CC&Rs.

12) The Board deemed Roger Huff to be duly elected to the Board of Directors for the 3-year term beginning in June of 2022 and ending in June of 2025.

13) Public comment

Mindy Dallas stated that she is appreciative of what the Board of Directors is doing.

Cynthia Kennedy stated that she is also appreciative of what the Board of Directors is doing. She also wanted to know if the Board is happy with the decision to move to having the roads being maintained by a contractor instead of being maintained in-house with HRPOA employees and HRPOA equipment. The Board stated that they are very happy with the decision and that the cost per mile of maintaining the roads has decreased.

VRWPA requested their annual \$400 donation. Summer stated that it was included in the ratified 2022 annual budget and that the HRPOA will get that donation check to VRWPA.

Vickie Lucero stated that she is appreciative of what the Board of Directors is doing.

Brian Robertson introduced himself as a new property owner in the Highland Ranches.

14) Adjournment – The meeting was adjourned at 11:31am.

All HRPOA Members have a right to obtain a copy of the 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).

# From the Desk of the Sheriff, Storey County, Nevada

June 8, 2022



Happy 2022 folks! It's off to a heck of a start, isn't it? Rising fuel prices, the specter of food shortages, interest rates creeping up – and nothing on the horizon short term anyway, that will stem the tide of paying more for everything. Add to that it's a political cycle where some of the most important offices you deal with regularly are contested. And while the vileness of politics has been apparent for years, it seems to intensify with each passing cycle. Fortunately, at least on the local level, we are seeing a bit of a reprieve from the nastiness that is synonymous with political campaigns these days.

On the enforcement front, we're seeing the media inundating us with shootings, talk of gun law reforms, and the continuous onslaught of political correctness. Here in Storey County, we have been fortunate not to experience many of the issues that we hear about across the country. We have a great school district that works with the Sheriff's Office regularly to address safety concerns. And we have caring deputies who regularly patrol to areas of the schools and walk through the halls interacting with teachers and students. We can be thankful that our schools and communities are relatively safe, even by comparison to our neighboring jurisdictions. As for gun law reforms, we can only wait to see what comes out of Congress and our state legislature. I pray that the sheriffs of our great state will continue to act in a manner that protects all citizens as well as their inalienable rights codified in our constitutions.

With good weather finally arriving, keep in mind the increase in bicycles and motorcycles on the roads as well as off-highway vehicles virtually everywhere. Use extra caution when driving and be sure to pay attention to your surroundings. As a reminder to off-road enthusiasts, driving on the state highway is prohibited except under a very few circumstances. If you come to town, operating an OHV on C Street is against the law unless it is registered as a motor vehicle – that means actual license plates, not the off-highway decal. You can drive on all the other streets in town provided you obey traffic laws.

Finally, as you likely know, I am retiring at the end of the term. It has been a pleasure serving the people of Storey County for the past 16+ years, and it has been my extreme honor to have been entrusted as your Sheriff for the past 12 years. I have made many wonderful friends and acquaintances over the years and the people of Storey County will forever hold a special place in my heart. For you newer folks whom I have not yet had the pleasure, rest assured that you have moved to an incredible community with a Sheriff's Office that really cares about its residents.

That said, I am still in office until the end of the year, and I look forward to seeing you all at the annual meeting. Feel free to stop by the office or call anytime you have questions, concerns, or would just like to visit. I pray you all find happiness, good health, and prosperity in Storey County. God bless!

*Gerald Antinoro*



## Our Mission

The Virginia Range Wildlife Protection Association (VRWPA) is a volunteer nonprofit corporation organized to act on behalf of wild horses and wildlife on the Virginia Range in northern Nevada. VRWPA engages in educational, scientific, developmental and range management activities. This includes matters pertaining to the environment and the preservation of wildlife habitat. VRWPA is a charitable 501(c)3 organization.

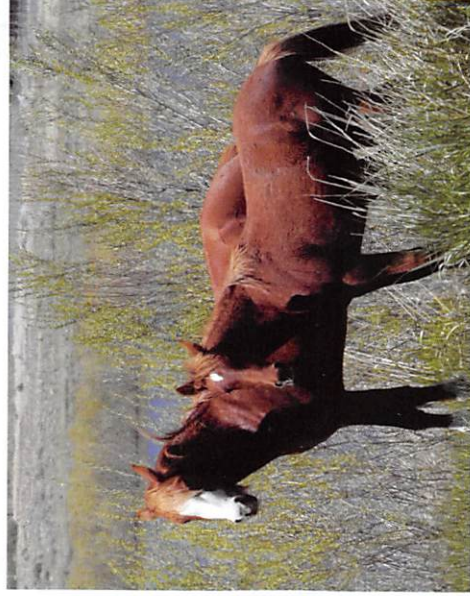


## Our Goals

- 1) Assist in establishing a sustainable wild horse herd capacity for the Virginia Range and Pine Nut HMA through the use of fertility control.
- 2) Maintain an accurate count of current herd size with a web based information system.
- 3) Work with local officials and organizations to maintain a natural, healthy environment for all wildlife.
- 4) Work with local, state and federal politicians as a "voice" for the wild horses.

## Get Involved

With a history of more than thirty years, the Virginia Range Wildlife Protection Association (VRWPA) is a vital nonprofit organization. Located in the Virginia City Highlands, VRWPA is active throughout the Virginia Range. VRWPA is working to fulfill the needs and to protect wildlife as well as the environment as we meet the challenges of today and tomorrow.



## Meetings

Please join us!

Meetings are held on the last Wednesday of the month at 6:30pm at Storey County fire station #2. 2610 Cartwright Rd VC Highlands 89521.

Like us on facebook  
[www.facebook.com/vrwp](http://www.facebook.com/vrwp)

Support us by ordering through [amazon.smile](http://amazon.smile):  
Sign up to donate to Virginia Range Wildlife Protection Association



Virginia Range Wildlife  
Protection Association

P.O. Box 536  
Virginia City, NV 89440  
(775) 881-2288  
[www.vrwp.com](http://www.vrwp.com)



# Fertility Control

## What is PZP and How Does It Work?

A non-cellular membrane known as the zona pellucida (ZP) surrounds all mammalian eggs. The ZP consists of several glycoproteins (proteins with some carbohydrate attached), one of which, ZP3 is thought to be the sperm receptor (the molecule which permits attachment of the sperm to the egg during the process of fertilization). The PZP vaccine is derived from the ZP protein in pig eggs. When this vaccine is injected into the muscle of the target female animal, it stimulates her immune system to produce antibodies against the vaccine. These antibodies also attach to the sperm receptors on the ZP of the female's own eggs and distorts their shape, thereby blocking fertilization.

(see Paterson and Altkin 1990)

For more information on PZP, visit the Science and Conservation Center at [www.sccpzp.org](http://www.sccpzp.org)



## Effective Herd Management

### PZP Efficiency Facts

PZP has been a successful form of contraception in wildlife because:

- 1) It has prevented pregnancy an average of 90% or greater in treated mares.
- 2) It can be delivered remotely by small darts.
- 3) The contraceptive effects are reversible.
- 4) There are no debilitating health side-effects even after long-term use.
- 5) It is safe to give to pregnant mares at any stage of their pregnancy.
- 6) It has no effects on social behaviors.
- 7) The vaccine cannot pass through the food chain.



## Visit Our Online Store

100% percent of our profits are spent on the Virginia Range: such as installing and repairing fencing, maintaining and installing water sources, diversionary feeding when necessary, etc. We also assist other nonprofit organizations in their efforts to rescue and adopt out wild horses.

[www.vrwpa.com/store](http://www.vrwpa.com/store)

## Donate Now

We hope that you will help us in managing and protecting the unique wildlife and environment of the Virginia Range. We Thank you for your contribution and continuing support.

[www.vrwpa.com/make-a-donation.php](http://www.vrwpa.com/make-a-donation.php)

## Help Wild Horses!



[www.vrmustangs/nv-special-plate/](http://www.vrmustangs/nv-special-plate/)





## The Mustangs

The historic Virginia Range mustangs have roamed wild in the greater Reno area for over a century, but their habitat is shrinking amidst rapid development.

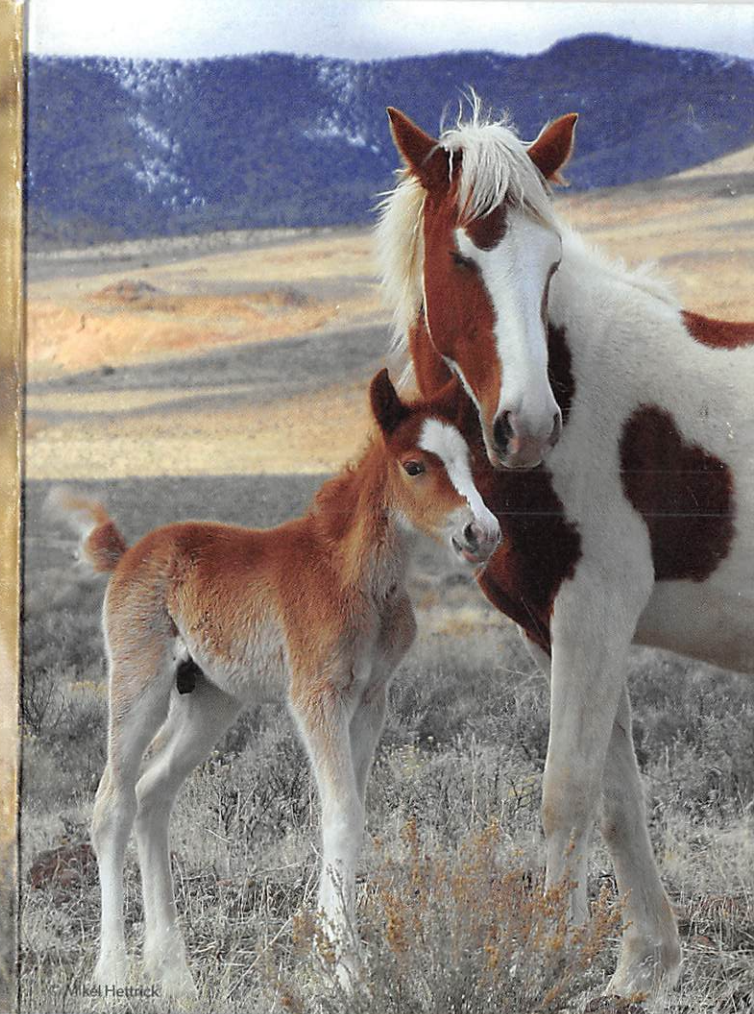
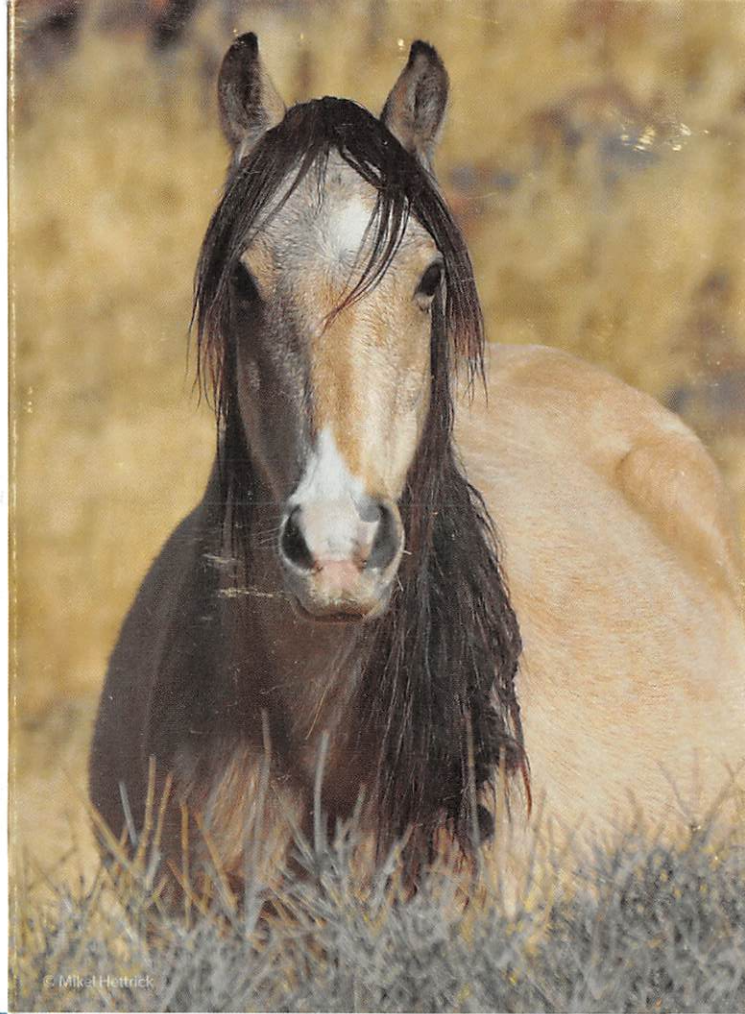
By using fertility control to humanely reduce population growth rates in this cherished herd, we are protecting public safety, horse welfare and the environment.

## Funding

The fertility control program is funded by donations to the American Wild Horse Campaign.

The American Wild Horse Campaign supports the use of safe and effective birth control for wild horse populations to humanely prevent them from outgrowing their habitat.

Local volunteers and community support are critical to the success of wild horse fertility control programs.



For more information about Nevada wild horses and humane fertility control, or to report a concern please contact:  
[VR@AmericanWildHorseCampaign.org](mailto:VR@AmericanWildHorseCampaign.org)



[AmericanWildHorseCampaign.org](http://AmericanWildHorseCampaign.org)

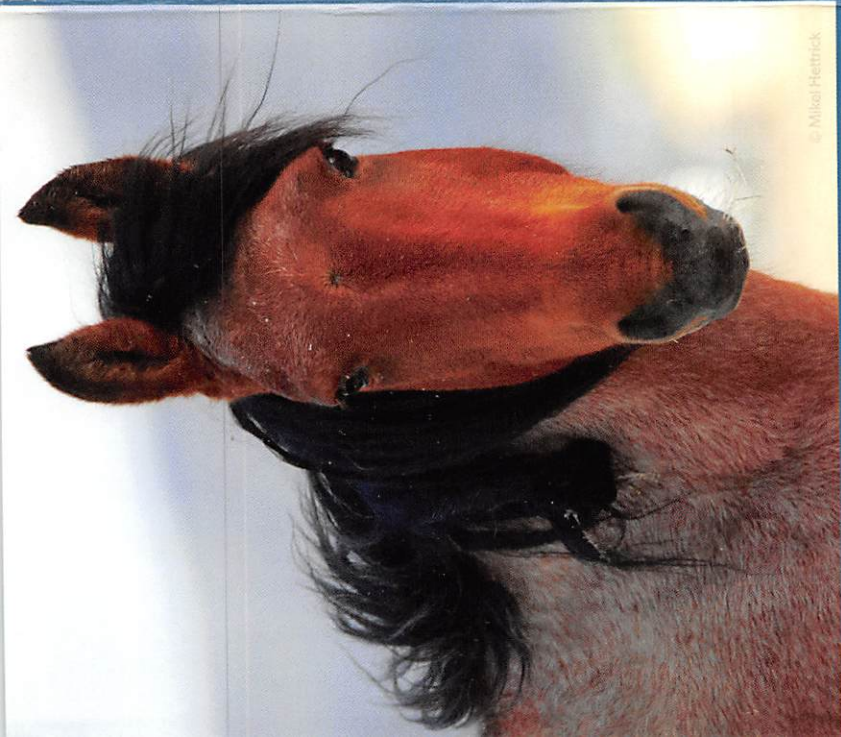


**Fertility Control for  
Wild Mares in Nevada**

Administered by Trained  
Local Volunteers

[AmericanWildHorseCampaign.org](http://AmericanWildHorseCampaign.org)





© Mikel Hettrick

## Why PZP?

Porcine Zona Pellucida (PZP) is a fertility control vaccine given to the mares on the range through a simple dart. The vaccine prevents fertilization and pregnancy via an immune response that does not affect the mares' hormonal system, does not cause birth defects, and does not affect the mother's milk.

The vaccine preserves the natural behaviors that distinguish wild horses from their domestic counterparts. It is scientifically proven with over three decades of use and is recommended by the National Academy of Sciences for use as an alternative to roundups and removals.

For more information, please visit [SCCPZP.org](https://www.sccpzp.org) or [AmericanWildHorseCampaign.org](https://www.americanwildhorsecampaign.org)

## Implemented by Trained Volunteers, Organized with Local Support

In the greater Reno area alone, there are 12 local organizations who support the use of PZP birth control on wild mares on their home range.

Local volunteers attend a three-day training by the Montana-based Science & Conservation Center to become certified to deliver the PZP immunocontraceptive vaccine to wild horses. These volunteers learn the science behind PZP, how to properly mix the solution, and administer the vaccine safely.

Detailed records are kept on each mare in the area where fertility control is being implemented. Darters and documenters work together to instantly share information as they dart, discover new horses, notice changes in social affiliation and migratory patterns.

## Scientific and Safe, Administered Worldwid

PZP has been administered to deer, bison, elephants, and the famous Assateague Island ponies in Maryland for over 30 years. Alternatives to PZP are dangerous to the wellbeing of wild horses. Gelding a wild stallion strips him of the important wild behaviors needed to survive in his natural habitat. Spaying a mare destroys her natural behaviors as well and is an extremely invasive procedure to perform on an otherwise healthy wild animal.

There are other fertility control vaccines in development, but they do not have PZP's three decades of proven safety and effectiveness.

## How the Vaccine is Administered

Each breeding age mare is given a primer. This primer causes the mare to produce antibodies in response to the protein contained in the PZP vaccine. These antibodies prevent sperm from reaching the mare's eggs. Two or more weeks later, a booster dose of the vaccine is given. This helps create immunologic memory and extend the efficacy of the vaccine. Each year after, the mare will receive a booster to keep the response recurring and prevent pregnancy.

Each darter is issued an air-powered darting rifle, a range finder, darts, and the vaccine. On the range, darters and documenters find a herd and check to see which mares in the band need a primer or a booster.

The documenter double checks the identification of the mare, and the PZP is mixed for delivery. Once the mare is within about 30 yards, the dart is projected by the air-powered dart gun into the muscle area around the horses' hip. The dart injects the vaccine then falls out; it is recovered and documented by the darter.

The process is largely non-invasive. The darted mare and her band may jump and move off a small distance before returning to grazing.





**PERMISSION-AUTHORIZATION TO CONDUCT FERTILITY CONTROL DARTING & DOCUMENTING**

I \_\_\_\_\_ am the authorizing agent for the  
property located at \_\_\_\_\_,  
in \_\_\_\_\_ county. APN (if known) \_\_\_\_\_

I \_\_\_\_\_, authorize the  
below listed organization volunteers to conduct the below described work on my property.

By signing this agreement, the below listed organization, volunteers, and staff agree to hold harmless any entity, government organization, business or should he/she suffer any injury while conducting the below described work.

**\*American Wild Horse Campaign (AWHC) staff, volunteers and contractors**

This authorization permits the following work to be done on the above stated property: documenting, monitoring, and darting wild horses with fertility control vaccine in accordance with the terms of the guiding cooperative agreement with the Nevada Department of Agriculture and the attendant Standard Operating Procedures. By signing this agreement, the owner of the property is authorizing the above described activities to be conducted on his/her property.

\_\_\_\_\_  
Property Owner/Agent Signature

\_\_\_\_\_  
Date

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## HOW YOU CAN HELP VRWPA:

### **SIGN UP FOR AmazonSmile**

AmazonSmile is a simple way for customers to support their favorite charitable organization every time they shop with Amazon.

Shoppers who shop at [smile.amazon.com](https://smile.amazon.com) will find the same Amazon they know and love, with the added bonus that Amazon will donate a portion of the price of eligible purchases to the charity of your choice, including **VRWPA**. AmazonSmile will donate 0.5 % of your eligible purchases.

#### **How to sign up for AmazonSmile?**

1. Visit [smile.amazon.com](https://smile.amazon.com).
2. Sign in with your [Amazon.com](https://amazon.com) credentials.
3. Choose a charitable organization to receive donations, or search for the charity of your choice.
4. Select your charity. Virginia Range Wildlife Protection Association
5. Add a bookmark for [smile.amazon.com](https://smile.amazon.com) to make it easier to return to site
5. Start shopping at AmazonSmile.

### **SIGN UP FOR Smith's Inspiring Donations**

#### **1. Create a digital account.**

A digital account is needed to participate in Smith's Inspiring Donations. If you already have a digital account, simply link your Shopper's Card to your account so that all transactions apply toward the organization you choose.

#### **2. Link your Card to an organization.**

Selecting the organization that you wish to support is as simple as updating the Smith's Inspiring Donations selection on your digital account.

1. Sign in to your digital account.
2. Search for your organization **Virginia Range Wildlife Protection Association**
3. Enter the name or NPO (**DV532**) number of the organization you wish to support.
4. Select the appropriate organization from the list and click "Save".

Your selected organization will also display in the Smith's Inspiring Donations section of your account. If you need to review or revisit your organization, you can always do so under your Account details.

#### **3. Your organization earns.**

Any transactions moving forward using the Shopper's Card number associated with your digital account will be applied to the program, at no added cost to you. Smith's Inspiring Donations will donate 0.5% of all eligible spending to organizations that customers have linked to their Rewards Card.



## Architectural Approvals: June 2021 to June 2022

4980 Dry Gulch	Residence
3370 Cartwright	Residence
2810 Bullfrog	Residence
470 Crestview	Residence
1360 Yellowjacket	Residence
1640 Combination	Residence
4970 Dry Gulch	Fence
4260 Overland	Garage addition
2380 Wildrose	Residence
2870 Bullfrog	Residence
3020 Sheridan	Residence
310 E. Five Mile	Residence
1890 Castle Peak	Fence
2340 Wildrose	Residence
130 Toll	Residence
2850 Bullfrog	Storage/garage

680 Cartwright Rd.

4730 Lost Burro

Also, the owner of 4630 Prospect submitted plans for an A-frame house. Owing to non-conformance with the roof pitch requirements, this plan was not approved.