

EXECUTIVE BOARD OF DIRECTOR'S MEETING AGENDA & ARCHITECTURAL REVIEW MEETING

Tuesday, March 28, 2023 – 6:30 PM
Highlands Fire Station – 2610 Cartwright Road
Virginia City Highlands, NV 89521

Larry Austin – President
Jess Lattin – Secretary
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):
 - a. *Each unit owner in attendance may address the Board of Directors. Each member must state their name, property number(s) along with the agenda number they are commenting 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) **Motion to appoint Treasurer ***
- 5) **Motion to appoint new member to the Board of Directors ***
- 6) **Approval of the Agenda for Tuesday, March 28, 2023, Board of Directors Meeting ***
- 7) **Approval of the Minutes for the Tuesday, January 30, 2023, Board of Directors Meeting ***
- 8) Treasurer's Report
 - a. **Approval to transfer \$30,000 from the operating account to the reserve account as stated in the 2023 budget ***
 - b. **Ratification by the members present of the 2023 HRPOA Budget ***
 - c. **Motion to TRANSFER \$40k from Savings to Checking ***
- 9) **Roads report from Sharon Dixon**
- 10) Road Plan and Standards
 - a. Clarification with respect to the "4WD standard", as per the CC&R's and how that impacts our obligation for maintaining the roads in the Highlands. We will continue doing the best we can within the budget without the need for any special assessment(s). Until such time as the CC&R's are amended to support a greater standard, we will manage to the codified standard we have.
 - b. **Motion to adopt our 2023 "Road Plan" which will be published on the association website. ***
- 11) **Motion to approve contacting Counsel to review a legal matter ***
- 12) **Motion to sell the retired plow trucks ***
- 13) **Motion to change the cadence of the Board meetings from monthly to quarterly effective immediately. Meetings will be held on the last Tuesday, of the First Month in the quarter, the next meeting will be on April 25, 2023 at 6:30 pm.***

**14) Approval of the next monthly Board of Director's & Architectural Review meeting date –
Tuesday, April 25, 2023 ***

15) Review of a variance request for 3560 Overland Rd

- a. Mailing went out to adjacent properties, no comments were received
- b. Approval was granted Tuesday, March 14, 2023
 - i. Reiterate approval for the official record
 - ii. **Motion to approve the variance request for 3560 Overland Road ***

16) Motion to approve a request to add cross fencing at 350 Cartwright Road *

17) Public Comment (2 minutes per member)

- a. 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.

18) Adjournment

Denotes 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.

AMENDED