

**Highland Ranches Property Owners Association**  
**Annual Meeting of Members**  
**Approved Summary Minutes for the Meeting**  
held on  
**June 10, 2023 – 10:00 AM**  
at  
**2610 Cartwright Rd., Virginia City Highlands, NV 89521**

**Current Board of Directors**

Larry Austin, President  
Mike Tozzi, Secretary  
Roger Huff, Treasurer  
Austin Swift, Director-at-Large  
Kevin Singleton, Director-at-Large

**Board Members Present**

Larry  
Mike  
Roger  
Austin  
Kevin

1. **Call to Order & Establishment of a Quorum**

- a. Meeting called to order at 10:04 AM.
- b. A quorum IS established.

2. **Unit Owner's Forum** (*Limited to 2:00 minutes per unit owner*)

***For Discussion Only***

- a. Each unit owner in attendance may address the executive board of directors. 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.
- b. Lillian Henry, Lot 87. No stated agenda item, welcomed the two new board members and reiterated that the board has an extreme challenge ahead of it. Asked what the plan is to repair the roads and repairing our finances.
- c. Sharon Dixon, 3250 Cartwright. No stated agenda item, thanked the members of the board and reiterated the roads are a mess. Stated that the roads "committee" will continue in the fall and requested that a board member attend.
- d. Donna Deruse, Lot 160. No agenda item, asked when the 2022 Audit will be completed.

3. **Amendments to the Agenda for June 10, 2023**

- a. Appointment of Officers
- b. Clay Mitchell, County Commissioner presenting for item #5

4. **Opening Statement & Greeting from the HRPOA Board of Directors**

***For Discussion Only***

- a. Larry reported that this is his final meeting as President, thanked the members for their support.

5. **Presentation from Commissioner Jay Carmona, Storey County**

***For Discussion Only***

- a. Commissioner Clay Mitchell reported on several important items that impact Storey County.
  - Federal lands transferred (deeded) properties VC and Gold Hill in the county to their proper owners with clear titles.
  - I-80 was to be designated as a "safety corridor", that did not go through but have been updates to the speed limit.
  - Funding redistribution as a result of the tax abatement for Tesla ending, there are many parties vying for the funds but Storey County remains committed funds remaining in the county.
  - \$4mil project for repairs to Lousetown.

- Preparing to look at the upcoming trash contract vendor selection/renewal/negotiation.
- Looking to ensure affordable broadband is available in the community.
- New projects for Tesla being launched in the Tahoe Reno Industrial Center (TRI). Abatements are part of the project but are being negotiated more favorably than the prior abatement.
- The Master Plan is about due for a 5 year update, check the County website for additional information.
- Looking into reducing the cost of business licenses in Storey County.
- Capital Improvement Projects are being worked on.

6. **Presentation from Sheriff Mike Cullen, Storey County Sheriff's Department** *For Discussion Only*

- a. Sheriff Cullen shared some of the highlights of his first six months in office. Covered some of the highlights regarding the recent pursuit that terminated in the Highland Ranches and other notable cases that have taken place in the county. He and his team are working diligently to make the department the best department it can be, thanked the members and the community for their support.

7. **Presentation from Chief Jeremy Loncar, Storey County Fire Department** *For Discussion Only*

- a. Chief Loncar thanked the community for their cooperative participation and support of the fire department and the fuels reduction program. Additional federal funding is being looked into to expand the program in the coming years. Shared details about the "You call, we haul" program and how to participate, encouraged members to leverage the resource. Thirty-foot assessments are still an important service provided by the department, some insurance companies are not renewing coverage in the area regardless. The "in-kind" program is alive and well, continue to update the signup sheet when you are utilizing the fuel disposal services. Also covered highlights of the Ambulance Subscription service.

8. **Presentation from the Virginia Range Wildlife Protection Association** *For Discussion Only*

- a. Elena Sullivan presented the highlights of what VRWPA does and how this important program helps with the horse population in the Highland Ranches.

9. **Treasurer's Presentation and Report of Accounts** *For Discussion Only*

- a. The annual mailer included the ratified budget, Profit & Loss statement and the balance sheet for FY2022.

- Account Balances
  - General Checking (0320) - \$17,422.35
  - Culvert Account (0527) – \$73,013.80
  - Reserve Checking (4695) – \$44,139.60
  - Money Market Savings (4165) - \$27,878.90

- b. 1<sup>st</sup> Quarter Expenditures \$79,689.43

10. **Director of Roads Report** *For Discussion Only*

- a. Roadwork Projects – Current and upcoming projects include having Ryan's Rock and Hoe begin addressing priority road repairs and maintenance based on the reports from the roads team and our own personal evaluation.
- Remington is closed completely due to erosion, signs have been posted.
- b. Disposal of Retired Vehicles will be accomplished via "closed bid" process. Email any bids for consideration to [President@HighlandRanchesPOA.com](mailto:President@HighlandRanchesPOA.com) by the end of July 2023.
- c. The plows are all due for maintenance, this winter was unprecedented, and all of the vehicles have extensive damage as part of trying to keep the roads open. Expect budgetary impact for the repairs.
- d. The roads crew thanked the community for their support and understanding.

11. **Architectural Committee Presentation**

*For Discussion Only*

- a. 2023 Approvals to date
  - Three new builds
    - 3560 Overland
    - 350 Cartright
    - 2240 Musket
- b. One variance still under review
  - 1400 Scorpion

12. **Elections**

*For Discussion Only*

- a. Deem the following appointees to be duly elected members of the Board of Directors:
  - Mike Tozzi for the three (3) year term beginning June 2023, ending June 2026
  - Kevin Singleton for the two (2) year term beginning June 2023, ending June 2025
  - Austin Swift for the three (3) year term beginning June 2023, ending June 2026

13. **Appointment of Officers**

*For Discussion Only*

- a. Officers are appointed as follows:
  - President – Roger Huff
  - Treasurer – Kevin Singleton
  - Secretary – Mike Tozzi
- b. Not an Officer of the HRPOA, but an important role:
  - Austin Swift – Director of Roads
- c. Applications are being accepted for the remaining open position to the Board of Directors.

14. **Unit Owner's Forum** (*Limited to 2:00 per unit owner*)

*For Discussion Only*

- a. Each unit owner may address the executive board. 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.
- b. Larry Austin, on behalf of the Board of Directors thanked the guest speakers who came out today.

15. **Adjournment**

- a. 11:23 AM

**The record reflected in these unapproved summary minutes has not been officially certified by the Executive Board of Directors and corrections may be made. Official minutes will be made available to the units' owners once approved by the Executive Board of Directors.**