

EXECUTIVE BOARD OF DIRECTOR'S MEETING MINUTES

Tuesday, April 26th, 2022 – 6:30 PM
Highlands Fire Station – 2610 Cartwright Road
Virginia City Highlands, NV 89521

Larry Austin – President & Roads Director (Present)
Jess Lattin – VP & Equipment Maintenance (Present)
Summer Pellett – Treasurer (Present)
Roger Huff – Director-at-Large (Present)

Members Present: Dan Spadino, Suzanne Dion & Ben Beauregard, and Gerri Hardcastle (Guest)

- 1) Call to Order – the meeting was called to order at 6:34pm
- 2) Roll Call for the Establishment of a Quorum – A quorum was established
- 3) Public Comment – Agenda Items Only (2 minutes per member): None
- 4) Approval of Agenda for Tuesday, April 26th, 2022, Board of Directors Meeting* - Summer motioned to approve. Jess seconded. Approved: unanimous. Motion carried.
- 5) Approval of Minutes for the Tuesday, March 29th, 2022, Board of Directors Meeting* - Jess motioned to approve. Roger seconded. Approved: unanimous. Motion carried.
- 6) Select the date for the HRPOA Annual Meeting of Members* - The board suggested an Annual Meeting of Members date of June 25, 2022 at 10:00am at the Highlands Fire Station. The Board will cancel the regularly scheduled meeting of the Board on June 28, 2022. Summer motioned to approve. Jess seconded. Approved: unanimous. Motion carried.

Summer read the following into the record:

Applications for the HRPOA Board of Directors were required to be submitted by April 1, 2022 and one application was received from Roger Huff. Since the number of candidates nominated is less than the number of members to be elected to the Board, the Association shall not prepare or mail ballots to units' owners and the nominated candidate shall be deemed to be duly elected to the Board at the meeting of the units owners which the votes would have been counted. After the Annual Meeting, the remaining vacancies on the Board of Directors will remain open. Once the Board receives an application of a member's interest to fill the vacant position, the Board will agendize a vote on the appointment of the new member. Any appointed member of the Board shall serve until the next scheduled election in June of 2023. The appointment of the new member will occur during the regularly scheduled monthly Board of Director's Meeting.

- 7) Architectural Report
 - Lot 287 – 2870 Bullfrog Rd (approved single- family residence)
 - Lot 047- 470 Crestview Rd (approved single- family residence)
 - Lot 337 – 3370 Cartwright Rd (approved single- family residence)

- 8) Treasurer's Report from Summer Pellett
Account Balances as of 4/26/2022:
Operating Checking: \$6,829.27
Operating Savings: \$94,959.06
Culvert Account: \$70,503.10
Reserve Account: \$161,175.13
- 9) Director of Roads Report from President Larry Austin
Larry has a signed contract with Ryan's Rock & Hoe and they will be getting started on roadwork once the weather is behind us. The start of the roadwork season will see improvements made to Fandango, Dry Gulch, Bullion, Calavaras, Livery, Grande, Toll, W Five Mile, Vermillion, E. Five Mile, Buckeye, and Union.
- 10) Equipment Maintenance Report from Vice President Jess Lattin
Jess will be doing a little end of season maintenance to the plow trucks before parking them for the winter.
- 11) Approval of the next monthly Board of Director's meeting Date – Tuesday, May 31st, 2022* - Summer motioned to approve. Jess seconded. Approved: unanimous. Motion carried.
- 12) Public Comment (2 minutes per member): Roger Huff mentioned that he had the fire department come out to his house to discuss fire safety on his property. There was then a discussion about property insurance in relation to living in a fire prone area. The Storey County Fire Department can provide a fire inspection form that can then be submitted to your insurance company if you are having a difficult time with obtaining property insurance.

Gerri Hardcastle gave a presentation as she will be running for Storey County District Attorney.

Summer stated that the Reno-Tahoe Odyssey will be running down Geiger Grade to Toll Rd on Saturday, June 4, 2022. They provided a Certificate of Insurance to the Highland Ranches.

- 13) Adjournment – the meeting was adjourned at 6:56pm.

* 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.