

EXECUTIVE BOARD OF DIRECTOR'S APPROVED MEETING MINUTES

Tuesday, July 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 via Telephone
Mike Tozzi – Director-at Large – Appointed in Item #5

Members Present: Britney Lattin, James Hoeft, & Dan Spadino

- 1) **Call to Order** – The meeting was called to order at 6:31pm
- 2) **Roll Call for the Establishment of a Quorum** – A quorum was established
- 3) **Public Comment** – Agenda Items Only (2 minutes per member): There was no public comment
- 4) **Approval of the Agenda for Tuesday, July 26th, 2022, Board of Directors Meeting*** - Roger motioned to approve. Larry seconded. Approved: unanimous. Motion carried.
- 5) **Discussion and possible appointment of new members to the HRPOA Board of Directors*** - Summer stated that this was just to make the appointment formal since the Bylaws state that Directors “shall serve until their successors are elected and have qualified, or until their death, resignation or removal, whichever shall first occur.” Since none of these things happened, it is assumed that Summer and Jess would continue to serve as Director’s. However, a formal vote is being requested just to solidify the appointments.

Larry motioned to appoint Summer Pellett to the Board of Directors. Roger seconded. Approved: unanimous. Motion carried.

Larry motioned to appoint Jess Lattin to the Board of Directors. Roger seconded. Approved: unanimous. Motion carried.

Summer motioned to appoint Mike Tozzi to the Board of Directors. Larry seconded. Approved: unanimous. Motion carries.
- 6) **Approval of the Minutes for the Tuesday, April 26th, 2022, Board of Directors Meeting*** - Summer motioned to approve. Roger seconded. Approved: unanimous. Motion carried.
- 7) **Approval of the Minutes for the June 25th, 2022, Annual Meeting of Members*** - Summer motioned to approve. Roger seconded. Approved: unanimous. Motion carried.
- 8) **Discussion and possible action regarding the purchase of a new truck and plow for the HRPOA*** - Larry has found a second plow truck available for purchase. A second truck was included in the Reserve Study to be purchased this year. The amount for the truck and plow is not to exceed \$50,000. Jess motioned to approve. Roger seconded. Approved: unanimous. Motion carried.

- 9) **Architectural Report** - Plans have been approved for 800 Buckeye Rd, 4260 Overland Rd, 2340 Wild Rose, 130 Toll Rd, and 2850 Bullfrog.

Larry asked about if stand alone garages require approval by the HRPOA Architectural Committee. Summer stated that any structure over 200 square feet requires HRPOA approval and a building permit from Storey County.

10) **Treasurer's Report from Summer Pellett**

- a. Update on HRPOA Accounts as of 7/25/2022:

Operating Checking - \$5,286.64

Primary Checking - \$91,943.89

Reserve Checking - \$126,475.02

Culvert Account - \$73,006.66

- b. 2nd Quarter Financials have been posted to the HRPOA website at www.hrpoa.org

- 11) **Director of Roads Report from President Larry Austin** – Ryan has completed the list from Larry with the exception of one road that Larry is having re-done. Larry had Ryan's operator Paul inspect the roads and Paul is preparing a report for Larry. Larry also inspected all of the roads and he and Paul will compare notes.

Summer had asked if culverts existing under Cartwright road near the fire station as she was asked by a property owner. Larry said yes.

The issue of speeding was discussed.

- 12) **Equipment Maintenance Report from Vice President Jess Lattin** – Jess stated that he will be ordering the springs and bracket for the plow and that he will start gathering all of the other parts to turn the truck into a plow truck. He will also be ordering kinetic straps.

- 13) **Approval of the next monthly Board of Director's meeting Date – Tuesday, August 30th, 2022*** - Summer motioned to approve. Jess seconded. Approved: unanimous. Motion carried.

- 14) **Discussion and possible approval to move forward with a foreclosure on a lot in the Highland Ranches including the payment of all associated costs which are to be reimbursed to the HRPOA after the finalization of the foreclosure sale*** – Summer stated that Hampton & Hampton stated that the HRPOA is no longer required to pay off the first lien holder, as was previously the case. The first lien holder will now be paid off by the purchaser of the foreclosure. Summer also stated that if we do not move forward with the non-judicial foreclosure sale that Hampton & Hampton could invoice the HRPOA for the collection fees owed to date. The Board discussed that the option to move forward with the foreclosure seemed like the best option to protect the HRPOA from risk. Summer stated that if the Board approves to send this property to foreclosure that she would send all documents to the HRPOA's legal representation for review. Summer motioned to approve. Roger seconded. Approved: unanimous. Motion carried.

- 15) **Public Comment** – James Hoeft expressed his desire that all Architectural Committee meeting abide by the Open Meeting Laws. He wants the meetings agendized, open to the public, recorded, and with minutes. Summer stated that it is more of a burden to homeowners to have to wait a month to get their plans approved and that she is not in favor of this change. James Hoeft said that he would be reporting the issue to the Ombudsman's Office. Summer stated that we might be able to incorporate the Architectural Meeting into the Board of Directors Meeting each month to streamline the process for the Board instead of adding another monthly meeting to our calendars.

- 16) **Adjournment** – the meeting was adjourned at 7:10pm

* 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 or by contacting the HRPOA Bookkeeper at bookkeeper@hrpoa.org.