

HIGHLAND RANCHES PROPERTY OWNER'S ASSOCIATION
P.O. Box 1039, Virginia City, NV 89440

Executive Board of Director's Meeting Agenda

Tuesday April 30, 2024 – 6:30 pm

Board of Directors

Roger Huff, President Mike Tozzi, Secretary
Sunday Minnich, Treasurer Austin Swift, Roads Director

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

PUBLIC COMMENT

2. **Public Forum – Agenda Items Only** (*Limited to 2:00 minutes per unit owner*) **For Discussion Only**
- *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. Members must state their name and property number(s) along with the agenda number they are commenting on.*

PREVIOUS MINUTES

3. **Reading and Approval of Previous Meeting Minutes** **For Possible Action**
- **The executive board of directors will read aloud and approve the summary minutes of the executive board of director's meeting(s) held on January 28, 2024. The minutes will not be read aloud if so moved and approved by the board. * - MOVED TO OLD BUSINESS IN THE NEXT QUARTERLY MEETING.**

EXECUTIVE SESSION

4. **Acknowledgement of Board Meeting held in Executive Session** (if applicable) **For Discussion Only**
- No Executive Session was held.

OFFICERS, STANDING COMMITTEE, ADHOC COMMITTEE REPORTS

5. **President's Report** **For Discussion Only**
- After moving to Highland Ranches at the end of 2021, I attended HRPOA meetings as a new resident. I expressed interest to the board despite my newness to the community. They welcomed my enthusiasm, especially since the board was on the verge of disbanding. I soon learned that me joining was crucial to keeping the board together, even if only temporarily. Things changed rapidly and folks moved on, I reluctantly accepted the role as President of the Highland Ranches Property Owners Association just shy of one year ago.
 - Throughout my journey on the board of directors, I've come to realize that there's more to it than meets the eye, especially in a small community like ours. While some individuals have been incredibly helpful, always maintaining professionalism and a genuine interest in helping the board serve the community, many have not. Still others seem to struggle with accepting the 'pioneer lifestyle' of living in Highland Ranches and they act as though a pseudo-governmental agency like the HOA is responsible for their well-being, rather than accepting that ultimately, "no one is coming, it's up to you."
 - I have a few concerns that I wish were different. Firstly, I wish our governing documents were better and had been codified with additional wisdom and forethought. Secondly, I wish there was more interest in understanding how (and why) things are done rather than simply complaining about why they are the way they

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are. Third, I wish there wasn't a commonly accepted idea that "...when you joined the board, you signed up to be treated this way." Being on the board doesn't give anyone in the community the right to abandon all civility and treat volunteers as if they are the "bad guy," because they're not. In conclusion, I'll share a recent email I received demonstrating the level of appreciation held by some members regarding the Board of Directors.

- With that and moving forward,
 - The association needs qualified upstanding members of our community to step up and join the board of directors. To help facilitate this I have brought 5 blank and four pre-filled applications representing members of the community I've been told have offered to volunteer but I have failed to acknowledge their offer(s) so I'm making sure to publicly acknowledge them for the record.
 - Moving into the road repair season and preparing for next winter; the roads and culverts will be addressed in the most expeditious way possible, leveraging the Reserve Funds for road repairs. The Board of Directors will be soliciting bids from vendors and awarding our project at the end of May, expecting work to begin in June.
 - The association need to address the shortfalls in their governing documents. Static HOA dues that are not adjusted for inflation are unacceptable, vague definitions that drive our obligations are impossible to enforce, and the fixed costs associated with building in the community are out of touch with the cost to build, repair, and maintain our infrastructure in today's economy.
 - The annual meeting is tentatively scheduled for 08-JUN-2024 here at the Firehouse/Community Center. The board will be looking for volunteers to help prepare the annual mailer to be sent out. If interested, please send an email to BoD@HighlandRanchesPOA.com, details to follow.

6. Secretary's Report

For Discussion Only

The audio recording from the January 28, 2024 Board of Directors meeting was unfortunately lost prior to preparing the summary minutes for posting. The minutes have been re-created and posted for review using handwritten notes, personal recollection, and a sincere best effort. Moving forward, the recording will be uploaded to cloud storage immediately following the board meeting to avoid being inadvertently lost. NOTE : Since the DRAFT minutes for 30-JAN-2024 were posted, we have learned that a member of the community had a recording available. That recording has been sent to us and will be used to validate the accuracy of the minutes which will be presented for approval in the next quarterly meeting.

Will complete & file Form 623 (Registration Filing Addendum) with the Nevada Real Estate Division with notification of changes in board membership to reflect Board of Directors.

7. Treasurer's Report

For Discussion Only

Past Due Accounts - Notification of collection letters due to the alarming number of delinquencies. Delinquent accounts have until 01-May-2024 to submit their payments to avoid collections.

Post Office – Owners are still using the PO Box to mail their checks. Dues and assessments are to be sent to Associa Sierra North directly. Everyone should have received an introductory letter with their account number, mailing address for payments and instructions for online payments. Mailing payments to the HRPOA Post Office Box only delays your payment being processed. You can also drop off your check at their Reno office. Associa does not accept cash.

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8. Architectural Report

For Discussion Only

The Board received written confirmation of one interested party to participate on the Architectural Committee, look for additional information as to the next steps moving forward. If anyone else is interested in participating, please send an email with your contact details (name, address, phone, email) to bod@highlandranchespoa.com for further information.

Held an architectural Zoom call on Tuesday, April 9th 2024. No parties in attendance, ended at 6:45pm.

Architectural applications and status.

- Jay & Iris Campbell – 4140 Whisky Flats - Approved
- William Hanson – 2830 Goldfield Road – Approved
- Noah Walsh – 2470 Aurora Road – Approved
- Larry Austin – 4680 Hanaupah Road – Approved

Complaint(s)

- Lot 80 – Under review

SPECIAL GUEST SPEAKER

9. Storey County Commissioner, Jay Carmona

For Discussion Only

UNFINISHED BUSINESS

10. Unfinished Business

For Possible Action

- No unfinished business to discuss.

FINANCIALS

11. Quarterly Review of Financial Information

For Discussion Only

- The board shall review a current year-to-date financial statement of the association; schedule of revenues and expenses for both the operating and reserve accounts; a current reconciliation for both the operating and reserve accounts; the latest bank statements for all accounts of the association; and, if applicable, the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party.
 - One legal action, a claim for unpaid wages was filed with the State of Nevada. Disputed and resolved with proof of payment made prior to notice of the complaint.
 - Account Balances

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NEW BUSINESS

- | | |
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| 12. Motion to solicit bids for road repairs (RFP) * | <i>For Possible Action</i> |
| 13. Motion to hire an Independent Contractor (Roads Manager) * | <i>For Possible Action</i> |
| 14. Motion to solicit bids for a full-service HOA management company * | <i>For Possible Action</i> |
| 15. Accept Board Member(s) Resignation * | <i>For Possible Action</i> |
| 16. Motion to consider applications to the Board of Directors * | <i>For Possible Action</i> |
| 17. Motion to appoint member(s) to the Board of Directors * | <i>For Possible Action</i> |

PUBLIC COMMENT

- | | |
|--|----------------------------|
| 18. Public Forum (<i>Limited to 2:00 minutes per unit owner</i>) | <i>For Discussion Only</i> |
| <ul style="list-style-type: none">• 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. | |
| 19. Adjournment | |

*Denotes that the item is a possible Action item and may be voted on by the HRPOA Board of Directors.