

**Virginia City Highlands Property Owners' Association**

Minutes – June 11<sup>th</sup>, 2019

V.C. Highlands Fire Station 72 Training Room

Present: Carmona, Warnke, Alcon, Schroeder

Absent: Dosen

- I. Call to Order, Declaration of a Quorum, and Approval of Meeting Agenda  
President Carmona called the meeting to order at 7:08 pm. He declared a quorum present.  
Warnke made a motion to approve the agenda, seconded by Schroeder. Motion adopted
- II Pledge of Allegiance
- III. Approve Minutes of Meeting  
Warnke made a motion to approve the May 14 minutes, seconded by Alcon. Motion adopted
- IV. Comments by Association Members (NRS 116.31083.5)  
None
- V. Review of Financial Statements  
Revenue for the month \$2,415, Admin \$140, Roads \$2,892, Other \$84 .
- VI. New Business  
None
- VII. Unfinished Business  
None.
- VIII. Committee Reports
  - A. i. Architectural Committee Report  
Grace from the Architectural Committee said that they had a new home, painting, and a fence request
  - ii. Fence Approval for Nichols family. Architectural Committee could not approve the fence because it is taller than 6'. The Nicols requested a variance for the height. They described it was needed for privacy. It is currently 8' with a 2' lattice so 10' total. So 4' above the usual 6' maximum height. They described how they needed to have the fence as the neighbor's floodlight shone into their bedroom and the neighbors 4-year-old had thrown rocks at their dog. Alcon asked why they didn't come to the architectural committee and Mrs Nichols said they went to the county who said it was fine and they didn't realize they needed to come to the Architectural Committee. Schroeder asked if the neighbor had any complaints about the fence and Mr Nichols said that the neighbors loved it and it was good because the neighbor was having a daycare on their property. Carmona asked for the lineal feet of the fence and looking at the plan calculated 98 lineal feet. Carmona asked if they were done and they said they still needed to complete one section and gate. Carmona proposed a variance allowing the height with a provision that if they move it needs to be removed or taken to 6'. Mr Nicols said the top part was just bolted on. Schroeder said it should also include a provision that if the neighbors decide to sell or have a complaint the variance would need to be revisited. Just as the variance form was being finalized the neighbor (Mr Evans) walked in and said they did have a complaint about the fence and considered it an eyesore. Mr Evans said the 10' posts were already up when he moved in. Carmona told him that the fence had not been approved by the Architectural Committee so they had come to the Board. Mr Evans said the light was only on when they were away and that it was the previous owner's child that had thrown rocks, which the Nicols refuted. Mr Evans also mentioned other CC&R violations that he wanted to bring up. Carmona said that would have to be discussed in Executive Session. Carmona suggested the variance approval be tabled until the Board could make a decision with all the information from both parties.

B. Road Report

The grader is running. Austin has been out cutting the road surfaces and ditches. He has a few dead end roads left to do. Austin will then work on the ditches and Caidyn will be filling in potholes. Next month or the following month we will address the roads that get muddy. One of the trucks got trailer brakes.

IX. Any Other Matters Which Board Members wish to Discuss

Carmona discussed how we got the \$10,000 from the county for the culvert project which will happen in August. Warnke asked about SNC. Carmona said he had a call out to another paving company to ask if the ditch has to indeed be worked on before we can proceed.

X. Comments By Association Members (NRS 116.3108.5)

XI. Adjourn

There being no further business, the meeting was adjourned at 7:29pm.

XII. Executive Session to Discuss Possible Violations of the CC&R's, if Necessary

Executive Session to discuss CC&R Violations

Respectfully submitted,  
Becky Alcon, Secretary