

**Virginia City Highlands Property Owners' Association  
Annual Meeting – Saturday, July 22, 2006  
Virginia City Highlands Fire Station Training Room – 10:00 am**

**AGENDA**

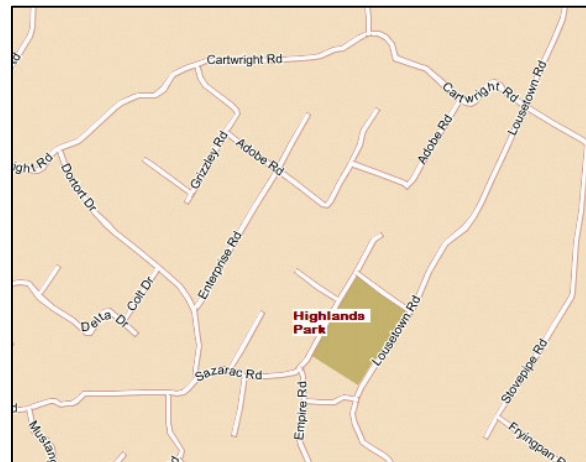
- I. **Call To Order and Approval Of Meeting Agenda** (Discussion/Action)
- II. **Introduction of Board and Architectural Committee Members**
- III. **Appoint Teller Committee to Count Ballots** (Discussion/Action)
- IV. **Presentation of Invited Guests and Reports** (Discussion)
  - A. Storey County Commissioners
  - B. Sheriff & Fire Departments
  - C. Fire Safe Highlands
- V. **Financial Report** (Discussion/Action)
  - A. Review of Financial Statements
  - B. Review of Reserve Account
  - C. Ratification of Draft Operating Budget
- VI. **Committee Reports** (Discussion/Action)
  - A. Architectural Committee
  - B. Road Report
  - C. Documents Committee
- VII. **Teller Committee/Election Report** (Discussion/Action)
  - A. Special assessment for road improvements
- VIII. **Comments by Association Members (NRS 116.3108(3))** (Discussion Only)

*Unless an emergency, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.*

**IX. Adjourn**

Notice: Copies of the agenda and minutes are available on the web at <http://www.vchpoa.org>. Copies of the agenda are also posted at the mailboxes. Items may not necessarily be heard in the order they appear and the agenda may be amended at the meeting. If you do not have access to the Internet, you can have the agenda sent to you via U.S. Mail. Send your request to P.O. Box 686, Virginia City, NV 89440 (please include a self-addressed stamped envelope). If you would like a copy of the minutes, enclose \$1.00 (all lot owners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to them upon request, if the association is paid \$1.00 for the cost of making the distribution. (NRS.116.3108 Section 2 (a).) All property owners have the right to speak at the meeting during "Comments by Association Members".

**PICNIC IN HIGHLANDS PARK  
FOLLOWING MEETING**



<sup>1</sup> – Text corrected from July 2006 to July 2007, 6/14/06

## Road Improvement Plan Options

| Road Improvement Plan Option 1   | Road Improvement Plan Option 2  |
|--|---|
| <ul style="list-style-type: none"> <li>- Use an emulsified, enzymatic resin co-polymer soil stabilizer to treat 5 miles of main collector roads. (Makes excellent base for future paving if desired)</li> <li>- Add 2 in. of gravel to 10 remaining miles of dirt road and then repeat the gravel addition every 3<sup>rd</sup> year to 5 of the 10 miles. (5 miles of road would go 6 years between gravel additions)</li> <li>- Clean and repair all ditches and road culverts including seasonal grading.</li> <li>- Slurry seal 3 miles of Cartwright Road.</li> </ul>   | <ul style="list-style-type: none"> <li>- Add 2 in. of gravel to all 15 miles of dirt roads and then repeat this process every 3<sup>rd</sup> year to 10 miles of dirt road. (5 miles of road would go 6 years between gravel additions)</li> <li>- Clean and repair all ditches and road culverts including seasonal grading.</li> <li>- Slurry seal 3 miles of Cartwright Road.</li> </ul>   |
| Scope of Work  | Scope of Work   |
| <p>Sep 2006 – Test Sections treated with Soil Stabilizer<br/>           Sep 2006 – 1 mi. of Cartwright Road sealed<br/>           Oct 2006 – Some gravel to trouble spots.<br/>           Oct 2006 – Significant ditch and culvert work<br/>           May 2007 – 2 mi. road treated with Soil Stabilizer<br/>           Sep 2007 – 3 mi. road treated with soil stabilizer<br/>           Sep 2007 – 2 mi. of Cartwright Road sealed<br/>           Oct 2007 – Add 2 in. of gravel to 10 miles of road.<br/>           Sep 2010 – Add 2 in. of gravel to 5 miles of road<br/>           Sep 2013 – Add 2 in. of gravel to 5 miles of road<br/>           Each Year – Grading and ditch work as needed</p> | <p>Sep 2006 – 1 mi. of Cartwright Road sealed<br/>           Sep 2006 – Add 2 in. of gravel to 7.5 mi. of roads<br/>           Oct 2006 – Significant ditch and culvert work<br/>           Sep 2007 – 2 mi. of Cartwright Road sealed<br/>           Sep 2007 - Add 2 in. of gravel to 7.5 mi. of road<br/>           Sep 2010 - Add 2 in. of gravel to 10 mi. of road<br/>           Sep 2013 - Add 2 in. of gravel to 10 mi. of road<br/>           Each Year – Grading and ditch work as needed</p> |
| Funding Schedule (Special Assessments)*  | Funding Schedule (Special Assessments)*   |
| <p>Aug 2006 – \$115 Special Assessment<br/>           Jul 2007<sup>1</sup> – \$200,000 sale of rental house and land<br/>           Aug 2007 – \$136 Special Assessment<br/>           Aug 2010 – \$94 Special Assessment<br/>           Aug 2013 – \$95 Special Assessment</p>  | <p>Aug 2006 – \$123 Special Assessment<br/>           Jul 2007<sup>1</sup> – \$200,000 sale of rental house and land<br/>           Aug 2010 – \$182 Special Assessment<br/>           Aug 2013 – \$159 Special Assessment</p>  |
| Summary  | Summary   |
| <p>Total of Assessments: \$440 over 10 years (\$44/yr).<br/>           Greater upfront cost, less long term cost.</p>  | <p>Total of Assessments: \$464 over 10 years (\$46/yr).<br/>           Less upfront cost, more long term cost.</p>  |

\*Assumes 1100 lots pay their assessment and 50 lots are delinquent and does not include inflation. Also incorporates sale of fire house property and rental house to SCFD in July 2007. Conservatively projects 6 new homes per year. Does not include assessments for future equipment replacement.

<sup>1</sup> – Text corrected from July 2006 to July 2007, 6/14/06