DAYTON VALLEY COMMUNITY ASSOCIATION

c/o Complete Association Management Company (CAMCO), 3246 N. Carson St. Ste. 100 Carson City, NV

BOARD OF DIRECTORS MEETING MINUTES
JULY 18, 2018
101 Palmer Drive, Dayton, NV 89403
Per NRS116.31083, this meeting was audio recorded

BOARD OF DIRECTOR'S ROLL CALL

Name	Position	Term	Present	Absent
Mike Becker	President	04/2019		X
Dennis Drury	Vice President	04/2020	X	
Kim Staley	Director	04/2019	X	
Gene Cowles	Director	04/2019	X	
Wray Brett	Director	04/2019	X	
Karen Ryan	Treasurer/Officer	04/2019	X	
Sandy Mass	Director	04/2019	X	

Manager:, Ginny Spencer, Supervising Community Manager and Norm Rosenstein, President

ESTABLISHMENT OF QUORUM
Quorum was established as noted above.

CALL TO ORDER
Dennis Drury called the meeting to order at 6:00 PM.

GUEST SPEAKER
Fire Captain Harvey attended the meeting to speak to the owners and give them information. Their department cover 654 square miles, has 2 career fire station, 5 volunteer fire stations, and 34 career fire fighters/Medics. He discussed recent fires and what the volunteers do. They offer a Frontier Saver Plan of $75 per house or $50 an individual per year for ambulance rides. Homeowner can sign up by calling 775-246-6209.

HOMEOWNER FORUM
There were sixty (60) homeowners present. The following Agenda items were discussed:

- Tree Trimming
- Backyard Decorations
- CC&R Committee
- Subcontractors

REVIEW/APPROVAL OF MEETING MINUTES:
Sandy Mass motioned to approve the meeting minutes from June 5, 2018, Kim Staley seconded the motion. All in favor the motion carried unanimously.

REVIEW OF FINANCIALS:

- Karen Ryan informed the owners that the financials through March were reviewed and approved. The financials from April to May do not have the same line items as the previous management company. CAMCO will enter new line items to match the budget so the financials can be compared apples to apples. The financials are not ready for review at this time.
- There is $13,000 in delinquent accounts in collections and other delinquencies are making

payments

- There is almost enough cash in the operating account to open a CD, the board will review.
- The HOA will be reimbursed $5800 for the wall repairs from the car that hit the wall.

NEW BUSINESS

A) Trimming of Trees - The board will talk to the association landscaper who trim the common areas trees next year to see if the owners can be grouped into the same trimming time frame if they would like to pay the association landscaper to trim their trees.
B) Weed Removal Contract - The board is proceeding with the weed removal on the empty lots.
C) Street Sweeping Contract - This item is tabled due to Mike Becker being absent.
D) Lane Striping at Bayhill Gate – The board will be looking into painting arrows for left hand turns and marking the lanes. Lanes will be striped similar to the Palmer Gate.
E) Policy for Backyard Decorations – The board will not take any action on this item at this time. If an owner complains about another owner's backyard decorations, the board will review them on a case by case basis.
F) CAMCO Contract Addendum – CAMCO located the addendum that was signed to extend the current management contract until December 31, 2018, no action is required at this time.
G) Ratification of NV Security and Data Contract – Gene Cowles motioned to ratify the NV Security and Data contract, Wray Brett seconded the motion. All in favor the motion carried unanimously.

COMMITTEE REPORTS:

A) ARC - Kim Staley reported that the new house is working on obtaining the permits they need and they have received painting arcs.
B) Gates – Dennis Drury reported New cameras were improved and being installed, any cameras that are replaced will be held onto to re-use within the community where the board sees additional coverage is needed.
C) Landscaping – Bruce reported that letters were sent out for trees that need to be trimmed, all the cracks in the street have been sprayed with weed abatement, and the weed abatement on the empty lots is moving forward. When it came time to mow the lots, vendors were telling the board no and they finally found someone who mow the lots.
D) Social – Wray Brett informed the owners of the Luau on August 18, 218 at 4:00 PM. Sherry, Sally, and Diane on the committee have helped with the Luau. The tickets are $20 per adult and $10 per child, money is due by August 1. The committee will be meeting next to start planning the Christmas party. The welcome committee meets monthly and hands out bags to new owners.
E) Website – Sandy Mass reported that the pet directory is up and there are already pets posted. Questions have been moved to make them easier to find.
F) Roads – Mike Becker was not present to give an update on the roads
G) Security – No felony crimes have been reported within the last six weeks, the committee is looking into additional fencing, and the cameras have been installed.
H) CC&R's – Bob Amato reported that the committee met on July 14, 2018 to review 27 issues that were submitted for the committee's review. Of the 27 issues, 4 will go out to the owners for vote. The 4 that will go out to vote are change the speed limit to 25 MPH, Twice annual garage sales in the Spring and Fall with the dates to be set by the board, Estates sales allowed within the community, and clearer language on owners responsibility for maintaining their trees and shrubs.

EXECUTIVE MEETING SUMMART
Prior to the board meeting the board met in an executive session and discussed delinquencies.

HOMEOWNER FORUM
There were Fifty Two (52) homeowners present at the meeting. These following items were discussed:

- Land being purchased adjacent to the community is being purchased by Red Corporation. They are purchasing 425 acres including the tennis courts. Red Corporation stated they want to work with the HOA and submit their plans for he boards input before they build anything.
- Fencing
- Committee to help with neighbor to neighbor disputes
- House a year recognition and volunteer of the year
- How many HOA'S within Dayton Valley – There are 3
- Tree Trimming

NEXT MEETING/ADJOURNMENT

The next meeting will be September 12, 2018, this will be a Board of Directors meeting. Wray Brett motioned to adjourn the meeting at 7:45 PM, Kim Staley seconded the motion. All in favor the meeting adjourned.

Respectfully Submitted by: Ginny Spencer, Supervising Community Manager
Agent for Complete Association Management Company

Approved: Karen Ryan Date: 9.12.18
Secretary/Board Member Signature