*****DRAFT*****

DAYTON VALLEY COMMUNITY ASSOCIATION

SPECIAL MEETING MINUTES

JUNE 10, 2022

DAYTON COMMUNITY CENTER

170 PIKE STREET

MINUTES

The meeting was called to order at 1406 hrs. (2:06)

Board members present: Leandra Carr, Katie Mitchell, Dennis Drury, Jim Kepler and Carla Cole. Board members Clint Hall and Steve Gallisdorfer were on a telephone conference call. A quorum was established.

Nineteen (19) homeowners signed in for the meeting. The sign in sheet will be attached to the minutes for record purposes.

Per **NRS 116.31083** this meeting will be audio recorded.

Homeowner Sandy Mass, La Costa advised that she would be audio recording the meeting.

President Carr read the disclaimer for member comments to the homeowners, that they are only allowed to speak on items on the agenda at the beginning of the meeting. At the end of the meeting owners may speak in any topic they wish pursuant to **NRS 116.3108{4} {c}.**

Member Comments:

- Homeowner spoke in opposition of the position of Sgt. At Arms and distributed a 3-page overview of her objections. ** copy will be attached to the minutes for record purposes.
- Homeowner complained about ZOOM that it was a disaster and he could not hear anything. Suggested the HOA purchase headphones
- Concerns about the board changing the CAM and was it done under a completive bid process.
- Homeowner inquiring if the Sgt. Of Arms is a paid position.
- Homeowner spoke in opposition of Sgt. Of Arms.
- Homeowner states we needed a Sgt of Arms because of what is going on in the country and he should be armed.
- Homeowner asking is the board is authorized to appoint a Sgt. Of Arms
- Homeowner disappointed the board in not working together
- Homeowner asking why we are not at the clubhouse.

Old Business:

Sgt. At Arms:

Much discussion ensued regarding the adoption of the position of Sgt. Of Arms for the DVCA. President Carr stated the proposal was brought forth to her with a description for the position.

At the end of the discussion, it was determined that the position needs more vetting, the duties need to be clearly identified and what type of authority this person would have, and what is the liability of having such a position.

Carla Cole made a motion to establish a 3-person Special Project Committee to look into the pro and cons of the position and to clearly identify the liability that comes with the position. Motion Seconded by Dennis Drury. Motion Passed

Special Project Committee will be Jim Kepler, Carla Cole and Steve Gallisdorfer. Jim Kepler being lead contact.

New Business

Community Management RFP

On May 25th the board opened bids received from the following companies:

Equus Management, First Service Residential, Associa, Camco, COMPLETE, IPM and The Management Trust.

The President explained the process that the bids were taken by the Secretary at the May 25th meeting to scan and distribute to the board member. Board members were to read and discuss their opinions at this special meeting. A discussion ensued by each board member giving their opinion of the best and least favorite of the 7 bids.

The discussion continued and a motion ways made by Carla Cole and seconded by Dennis Drury to narrow the RFPs to two and the board can vet the companies further and come back to the June 22nd meeting for a vote. Leandra Carr -no; Katie Mitchell -no, Clint Hall – no, Steve Gallisdorfer – no, Jim Kepler-yes, Carla Cole – yes and Dennis Drury – yes. Motion Failed.

A motion was made by Clint Hall and seconded by Steve Gallisdorfer to name First Service Residential as our new Community Management Company. Leandra Carr – yes, Katie Mitchell – yes, Clint Hall – yes, Steve Gallisdorfer- yes, Carla Cole – yes, Dennis Drury – yes, Jim Kepler – Abstained. Motion passed.

A motion was made by Leandra Carr and seconded by Dennis Drury to send a notice of termination to COMPLETE after we have signed a contract with First Service Residential. Motion passed unanimously

The next board meeting will be the 22nd of June at the Lyon County Utility Conference Room on Lakes Blvd at 5pm. Board members executive session starts at 4pm.

The floor was opened for member comments:

- Homeowner wanted to know if the board negotiated the contract or took it at face value.
- Homeowner wanted to know if First Service will in fact move to Carson City and he felt an upside to First Service Residential.
- Homeowner asked if we were switching CAMs for cost or performance. The homeowner who was a former board member advised it can be a nightmare switching companies and that CAMs in the area are all mediocre and asked the board to keep a close eye on the transition.
- Homeowner asked about paying assessments and to whom.

- Homeowner complained about the constant speeding on St. Andrews Drive and the need for speed bumps, stop signs and a speed monitor.
- Homeowner complained about the speeding on Lakeview
- Homeowner complained about the speeding on Palmer Drive and asked Jim Kepler if it would be a problem putting speed bumps or a bike lane on Palmer Drive going into the golf course.
- Homeowner stating, we need a Sgt. At Arms to enforce traffic
- Homeowner inquired if we were going to be in a little room or going back to the clubhouse.
- Homeowner asking why are were having two meetings
- Homeowner inquiring what can the HOA do about kids speeding and riding ATVs on the empty lot at DV Road and Lakes Blvd and if the HOA can be sued by someone getting hurt at the same location.

Motion to adjourn made by Jim Kepler and seconded by Katie Mitchell at 1531 hrs. (3:21)

A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge. The minutes will be posted on the DVCA Website for review.

Respectfully submitted by: Carla M. Cole, DVCA Secretary

Approved:_____ Date:_____

Secretary/Board Member Signature