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
JANUARY 10, 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	
Bruce Thiel	Vice President	04/2018	X	
Paula Darragh	Secretary	04/2018	X	
Kim Staley	Director	04/2019	X	
Gene Cowles	Director	04/2019		X
Wray Brett	Director	04/2019	X	
Dennis Drury	Director	04/2018	X	
Karen Ryan	Treasurer/Officer	Appointed	X	

Manager: Mike Trudell, Supervising Community Manager CAMCO North, Norm Rosensteel, President CAMCO North, and Sheila Cass, Administrative Assistant CAMCO North, were also in attendance.

ESTABLISHMENT OF QUORUM
Quorum was established as noted above.

CALL TO ORDER
President Becker called the meeting to order at 6:00 PM.

HOMEOWNER FORUM
There were twenty eight (28) homeowners present. These following items were discussed:

- Sandy Mass, 444 La Costa, on behalf of her sister, requested that the Board consider approval of waterfowl crossing signs which would be more ornamental and not just a black and white glaring sign.
- Amy Puzzo, 908 Lakeview, was concerned that if the speed limit was increased, not only would that be a large cost to the Association but she is worried that if the speed limit was raised to 25 MPH that people would drive 45 MPH. Amy also mentioned that she looked up other gated communities and most of them had a 15 MPH speed limit.
- Donna Esposito, 205 La Costa, would like to let the Board know that she is against the Association to install Doggie Stations. Donna voiced her concern about where they would be located, and the smell that will come from the stations during the triple digit temperatures in the summertime.

REVIEW/APPROVAL OF MEETING MINUTES:
Director Brett made a motion to approve the October 18, 2017 and November 15, 2017 Board of Directors Meeting Minutes, Vice President Thiel seconded the motion. Motion carried by unanimous vote as Resolution #2018-01.

REVIEW OF FINANCIALS:
Vice President Thiel made a motion to accept the November 30, 2017 un-audited financial reports for review, Director Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-02.

Treasurer Ryan reported that one of the Board's priorities has been reduce the number of accounts with past due balances. Treasurer Ryan stated that 6 months ago the total delinquencies equaled about $63,000.00 and is currently down to about $37,000.00. She explained that statements were mailed out by Management to owners with delinquent accounts and that was effective. Also, CAMCO has had firm discussions with the collection company. They took the discussion seriously and there have been positive results.

Karen also reported that in the future the quarterly financials will be uploaded to the website.

2017 AUDIT

Treasurer Ryan explained that after the 2017 year-end financials are complete they will be reviewed by a CPA. Karen said she was very impressed with the 2016 audit. The Community Manager reported that for 2017 he had requested and received three bids for audit preparation and tax return preparation. The current CPA, Hilburn & Lien $3,975.00, Dipietro Thorton $4,000.00, Jackson & Jackson $5,000.00. Treasurer Ryan recommended that the Association stay with the current CPA, Hilburn & Lien.
Director Staley made a motion to approve the proposal by Hilburn & Lien to prepare the Association's 2017 audit and federal tax return. Director Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-03.

TRANSFER FEES

Treasurer Ryan stated that the next order of business was to discuss whether or not the Association could reestablish transfer fees. President Becker reported that this had been discussed in Executive Session and the Board had decided that they could not be reinstated because the Association, under NRS 116, must incur actual costs. President Becker concluded that the charges cannot be reinstated.
Secretary Darragh made a motion not to reinstate the Association's transfer fee. Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-04.

SUMMARY OF EXECUTIVE BOARD MEMBER

An Executive Session of the Board of Directors was held before the Board of Directors Meeting to discuss the possible reinstatement of transfer fees and the legal opinion from the Attorney regarding surveillance cameras. In addition, the language that should be added to "no trespassing" signs. And, changes to NRS116 that requires a picture to be mailed with a first violation notice.

REVIEW OF LEGAL STATUS

There were no legal issues to discuss

UNFINISHED BUSINESS

Vice President Thiel addressed the homeowners regarding several recurring homeowner questions.

- **A)** The tennis courts- The tennis courts are owned by Atlas which is a Land Company. The Board looked into purchasing or renting the tennis courts. Atlas said they would only sell the whole 3.7 acres, not the tennis courts alone, and they want a half or million dollars for the 3.7 acres. In regards to renting the courts, Atlas said the Association would have to pay for all the renovations and upkeep and it would be a short term lease that could be pulled at anytime if someone were to purchase the 3.7 acres.
- **B)** The old clubhouse owned by Duncan- Duncan has said it is not for sale and that they would like to turn it into a convenience store and possibly put in a pool. The convenience store would also sell hot dogs and hamburgers, as a service to the pool area. Duncan has also talked about putting in pickle ball and bocci ball courts. Director Staley looked into the old clubhouse a few years back and he determined it would cost about $60,000.00 to renovate.
- **C)** Fort Apache Homes- This is regarding the piece of vacant property at the intersection of Dayton Valley Road and Lakes Blvd, across from the gas station and convenience store. The big corner lot where the wall is not finished. The property is owned by a company called Fort Apache Homes out

of Phoenix, AZ. Starting in the spring they plan to develop the property and build about 35 homes, which will include duplexes and possibly some single family homes. They also plan is to finish the wall and add a new guard house. Vice President Thiel stated that the prospect was that they would eventually become part of the Dayton Valley Community Association, that being said, DVCA needs to make sure they have the proper paperwork filed with the county.

ASSOCIATION BUSINESS:

A) REVIEW AND POSSIBLY APPROVE DOGGIE WASTE STATIONS

Several owners stated that the waste stations will not make people pick up the dog waste. An owner asked what the cost would be. Director Drury stated that it would be about $200 to install each doggie station. Tom de Uriarte, 359 Royal Troon, stated that he had done some research and it will cost approximately $275 each to purchase the stations. A homeowner asked how many would be installed? Vice President Thiel responded that there could be as many as twelve stations.
The Proposal died due to lack of a motion.

B) REVIEW AND POSSIBLY APPROVE REQUEST FOR WATERFOWL CROSSING SIGNS

Director Staley stated that people don't stop for stop signs so they won't stop for water fowl crossing either.
The Proposal died due to lack of a motion.

C) REVIEW AND POSSIBLY APPROVE OPTIONS FOR A CONSENT AGENDA

There was no discussion.

D) DISCUSSION AND POSSIBLE APPROVAL OF AD HOC COMMITTEE TO REVISE SECTION FOUR OF THE DVCA CC&RS AND ANY OTHER SUBSECTION OR GOVERNING DOCUMENTS THEREOF LIMITED TO A REFERENCE TO THE POSTED SPEED LIMIT

President Becker, stated that there had been discussion on various websites and also in Board Meetings regarding changing the CC&Rs to increase the community's speed limit from 15 MPH to 25 MPH, and also to revise the CC&Rs to allow for semi-annual yard sales to be held at owners residents, with the dates of these events to be coordinated by the social committee. The Board also wanted to know if homeowners would be interested in having the Board pursue the purchase and remodel of the old clubhouse, and whether or not the Board should pursue negotiations with Duncan regarding the building of a parking area for RV's. He explained that the Board is proposing to mail out a straw ballot to find out how many people in the community, by simple majority, would like to pursue changing the CC&Rs. The cost to change the CC&Rs will be approximately $10,000.00 to $12,000.00. If straw vote results in the community wishing to change the CC&Rs, then an Ad Hoc Committee of community volunteers will be formed.
Many homeowners were concerned that if the speed limit was raised to 25 MPH people start going 40 MPH to 50 MPH. Several homeowners asked if removing some of the speed bumps could also be added to the straw vote but since the speed bumps are not a CC&R issue they will not be on the straw vote ballot. One homeowner thought the idea was a waste of time and money. The Board responded that this straw poll is necessary to evaluate the interest of these items among the members.
Director Drury moved to instruct CAMCO to send out to a straw ballot either by mail or electronic mail to all homeowners instructing them to either return the ballot by US mail or go to http://www.dvcahomeowners.com and vote there. Director Brett seconded the motion. Motion carried by unanimous vote as Resolution #2018-05.

E) REVIEW AND APPROVE WRITTEN CONSENT ITEMS FOR BOARD APPROVALS BY EMAIL

President Becker stated that since the last BOD meeting the Board has approved the replacement of the swing arm and the sealing of the glass for the Bayhill gate, and the no trespassing signs.

UPCOMING ELECTIONS:

President Becker stated that the Association will be holding their elections at the Annual Members Meeting on April 18, 2018. The Community Manager commented that the way NRS reads is that, 30 days before a ballot is prepared the members must be notified that they are eligible to run for the Board. The Management Company will be sending out a notice to all owners that they are eligible to run for the Board, if they are a member in good standing. Interested owners would provide CAMCO with the application and document

required by NRS 116, before the noted deadline. Once the applications are received the Management Company will send out the secret ballots as required by NRS 116. The ballots are opened in public during the Annual Meeting. President Becker stated that Susan Sheehan will be the Election Committee Chair.

A) **ARC** - Kim Staley reported that the committee has received applications for two of the lots on Doral Court; one is complete and being reviewed and the owner of the other lot is making some changes to the plans and will resubmit soon. In The Gallery several duplexes are underway. There is a house under construction at the end of Carnoustie Court. The committee has also received an inquiry for a garage extension on Glen Eagles, the owner was given the requirements needed to complete his application. Silverado only has two lots left on St. Andrews.

B) **Gates & Security** - Dennis Drury reported that there had been several occurrences where the gates and the keypads did not function correctly. The gate company was called in to do emergency repairs. Dennis has asked for a quote from the gate company to replace all components. The gate code will be changing in the near future, if you have your own code that will not change.

C) **Landscaping** - Tom de Uriarte reported he and Bruce had met with Silverado and they were informed that Silverado had cleared the weeds had been cleared on Dayton Valley Road. Letters to lot owners regarding 2018 clearing will be going out soon. Recently DR Landscaping re-sprayed some lots at his own expense, per his guarantee.

D) **Rules & Regulations** - Paula Darragh reported that this time of year during inspections the committee is not looking at lawns unless there is rain and weeds grow. Landscape inspections usually begin in April. What has been noticed in the last inspections is that many houses in the community have bare wood showing and this means the house will need to be painted. If you notice bare wood showing, especially on the trim, please get on a contractor's list, they can't paint now but the contractors get backed up very quickly.

E) **Social** - Wray Brett reported that the Christmas Party Dinner was exceptional! Susan Sheehan who headed the committee had 5 to 6 sub-committees and they did an incredible job and should all be applauded for their efforts. The social committee will meet in the near future to discuss events for the upcoming year. Keep checking the newsletter and website for upcoming events.

F) **Website** - Sandy Mass reported that there were some new features on the website including a photo album and a message board that is semi moderated and is a members only forum. One third of the owners registered for the Christmas Party using the website.

G) **Roads** - Mike Becker reported that bid request for crack sealing will be going out shortly. The drains have been cleaned and flushed to avoid flooding. There is some painting striping that needs to be redone on speed bumps and road crossing.

HOMEOWNER FORUM

There were twenty eight (28) homeowners present at the meeting. These following items were discussed:

- Joe Theveny, 347 Bayhill would like to address re acquisitioning of the Roads back to the Association and the expenditures that aren't DVCA responsibility. Amy Puzzo, responded that the Board had asked her to work on who owns what in the community. Amy has been working on this for several months and it seems like when one rock is overturned another pops up. It is a long hard process and as soon as Amy has accurate information she will report to the community.
- Folks in the area are starting to ride their bikes and roller blading on the golf paths. Everyone needs to be reminded to please stay off.
- The gate on Cruden Bay has been left open by the construction workers and a homeowner had some trouble trying to get it closed. It should not be left open.
- There has been owners repairing cars on Lakeview and there are several oil spills.

NEXT MEETING/ADJOURNMENT

The next meeting will be February 21, 2018 this will be a townhall meeting with a Board of Directors meeting following. President Becker motioned to adjourn the meeting and Vice President Thiel seconded. Motion carried by unanimous consent. The meeting was adjourned at 7:35 PM.

Respectfully Submitted by: Mike Trudell, Supervising Community Manager
Agent for Complete Association Management Company

Approved: Paula M Barra Date: 2-21-2018
Secretary/Board Member Signature