# 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**
**JUNE 5, 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: Mike Trudell, Supervising Community Manager CAMCO North, Ginny Spencer, Supervising Community Manager CAMCO North, Norm Rosenstein, 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 6:22 PM.

**HOMEOWNER FORUM**
There were Thirty-Three (33) homeowners present. The following Agenda items were discussed:

- There were no comments at this time.

**REVIEW/APPROVAL OF MEETING MINUTES:**
**Director Mass made a motion to approve the April 18, 2018, Board of Directors Meeting Minutes, Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-31.**

**REVIEW OF FINANCIALS:**
**Vice President Drury made a motion to accept the April 2018 un-audited financial reports for review, Director Brett seconded the motion. Motion carried by unanimous vote as Resolution #2018-32.**

**ASSOCIATION BUSINESS:**

**A) REVIEW PROPOSAL FOR THE 2018 MONITORING SYSTEM PROJECT**
Vice President Drury reported that Association had received a proposal from NV Security and Data, LLC, the Associations monitoring company. The proposal includes; upgrading the server that stores and processes the data, upgrading the cameras so that the driver can be seen as well as better recognition of license plates and also adding color to better identify cars. Director Drury stated that the purpose for the monitoring system is to allow the Association to monitor who comes in and out of the community and whose moving throughout the community. In the 2018 budget for operating

there is $3,000.00 allotted for repairs. In the reserve budget there is surveillance cameras repair and replacement of$16,000.00, guardhouse security system $9,000.00 and guardhouse lighting $3,000.00. The proposal to upgrade the system for server upgrades and data hardening is $9,000.00 for the camera replacement and upgrade is $16,500.00.
The monitoring system and the individual components will need to be added to the reserve study during the annual review.
**Director Cowles made a motion to accept the proposal as recommended by the Gates and Security Committee for the Access System, Vice President Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-33.**
Director Drury also stated that there was a $6,893.00 proposal from CAS to add click to enter access to the Bayhill and Palmer gates. This would allow emergency vehicles to enter without having to take time to enter the gate code. This item was not on the agenda but the Community Manager stated that the Board could make a motion to approve as an emergency item and then add to the next meeting agenda noting that action was taken at the June 5, 2018 and then ratify the decision.
**Vice President Drury moved to accept the CAS proposal to add the click to enter access to the Bayhill and Palmer gates, Director Mass seconded the motion. Motion carried by unanimous vote as Resolution #2018-34**

**B) ROADWAY REPAIRS AND BID TO REMOVE SPEED BUMPS**
The Association has received one bid to repair roadways and remove speed bumps. This will include removal of the three speedbumps on Grayhawk Drive and replacement of a section of the roadway that is cracked to the surface. Total cost $4,482.00.
**Vice President Drury made a motion to accept the proposal from SNC to remove the three speedbumps and repair the roadway, Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-35.**

**C) CMU BLOCK WALL – REVIEW PROPOSAL DISCUSS INSURANCE CLAIM AND POSSIBLE DIRECTION TO MANAGEMENT**
The block wall has been repaired. The Association received $5,800.00 from the driver's insurance company to complete the repairs.
**Vice President Drury made a motion to accept the contract from Hawk and Sons to replace the block wall, Director Brett seconded the motion. Motion carried by unanimous vote as Resolution #2018-36.**

**D) STREET REPAIRS – REVIEW CONSULTING PROPOSALS**
This item is tabled pending receipt of proposals.

**E) TRAFFIC SAFETY – TRAFFIC ENGINEER PROPOSAL**
This item is tabled pending receipt of proposals.

**F) STREET CONNECTION AND POSSIBLE ELIMINATION OF EMERGENCY ACCESS FENCING**
There was discussion regarding the possible elimination of the emergency access fencing on the access road connecting La Costa and Stonehaven Court. During the recent house fire, the fire departments key did not work and they had to saw off the post to get through. Many homeowners expressed concerns regarding opening up the road as they had purchased their homes expecting the privacy of a cul-de-sac. At this time the Association has welded and replaced the post.
**Vice President Drury made a motion to have the association keep both emergency access gates and have them secured by a removeable pin, Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-37.**

**G) REVIEW DVCA MONITORING SYSTEM POLICY AND NETWORK ACCESS AND AUTHENTICATION POLICY**
The attorney was asked to create the legal authority for the Association to implement the

monitoring system and network access. The Attorney has created a hold harmless agreement for the homeowner volunteers to sign, stating that they allow the Association to mount a camera on their homes and give the Association internet access, also that they allow the vendor to install and maintain the camera. The Attorney also created a policy stating how the information will be used and how it will remain secure. The documents need some editing so after the changes are made the Board will approve the forms through email and then add it to the next meeting agenda.

**H) WRITTEN CONSENT FOR EMAIL APPROVALS (PALMER GATE MAGLOCK; MISC.)**
Since the last meeting the Board has approved through email the Palmer gate maglock system. **Director Mass made a motion to accept the email approval for the Palmer gate maglock system, Vice President Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-38.**

**COMMITTEE REPORTS:**

**A) ARC** - Kim Staley reported that they've been receiving a lot of applications for re-painting homes and re-landscaping/xeriscaping. If any part of a home is being painted a new color an approval will need to be submitted.

**B) Gates & Security** – Dennis Drury reported that if a video clip is needed to help with a possible crime the date and time of the occurrence will be needed.

**C) Landscaping** – President Becker announced that he had appointed Sandy Mass as the new head of the Landscape Committee. Tom de Uriarte, as Chairman of the Committee, reported that the committee is starting to look at trees and bushes that are blocking peoples access. Tom stated that while driving through the neighborhoods he noticed that some homeowners have trimmed their trees that were hanging over the roads but others have not. There are approximately 20 trees on St Andrews that need trimming. The sidewalks also have several trees and bushes that are growing over them. Vacant lots are being sprayed. Rain and high winds in April and May slowed down the process this year.

**D) Rules & Regulations** – Gene Cowles reported the R&R Committee is out inspecting monthly and if it is noted that lawns are brown and have weeds, if there are oil stains in the driveway or a home needs painting, a picture will be taken of the violation and a letter will be mailed to the homeowner. If the violation does not get resolved fines will be assessed. Gene stated that they are not out to harass anyone but are just trying to enforce the CC&R's.

**E) Social** – Wray Brett reported that welcoming committee was slow but is now starting to gear up with many new owners. Wray would like to give a special thank to the members of the Welcoming Committee, it is a lot of work and they all do such a great job of welcoming to owners into the community. There will be a Luau on August 18, 218 at 4:00 PM. Although it is early they are starting to put the committee together for the Christmas Party. Kim Staley mentioned that Duncan had started a summer concert series on the patio.

**F) Website** – Website is working well and also using the message board. If anyone is interested the website has the ability to create a pet directory where they can register their pet and upload a picture as well.

**G) Roads** – Nothing more to report.

**HOMEOWNER FORUM**

There were thirty-three (33) homeowners present at the meeting. These following items were discussed:

- A homeowner asked if the graffiti on the curb by the fire hydrant on Cruden Bay was going to be painted over.

**NEXT MEETING/ADJOURNMENT**

The next meeting will be July 18, 2018, this will be a Board of Directors meeting. Director Mass motioned to adjourn the meeting and Directory Drury seconded. Motion carried by unanimous consent. The meeting was adjourned at 7:45 PM.

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

Approved: _____ Date: 7/18/2018
Secretary/Board Member Signature