DAYTON VALLEY COMMUNITY ASSOCIATION

C/o Complete Association Management Company, 704 W. Nye Lane. Ste. 101 Carson City, NV

BOARD OF DIRECTORS MEETING MINUTES
February 23, 2022 – 5:00 pm
Dayton Valley Golf Course – 101 Palmer Drive Dayton, NV

BOARD OF DIRECTOR'S ROLL CALL

Name	Position	Term	Present	Absent
Dennis Drury	President	04/2022	X	
Joan Latimer	Vice President	04/2022	X	
Sandy Mass	Treasurer	04/2022	X	
Carla Cole	Secretary	04/2023	X	
Jim Kepler	Director	04/2023	X	
Leandra Carr	Director	04/2023	X	
Steve Gallisdorfer	Director	04/2022	X	

Per NRS116.31083, this meeting was properly noticed, and audio recorded

Manager: Julie Thompson, Community Association Manager

MEMBERS IN ATTENDANCE:

Please see sign in sheet attached.

CALL TO ORDER AND DETERMINATION OF QUORUM:

A quorum was present with seven of seven Board Members in attendance as noted above. The meeting was called to order at 5:00 pm.

HOMEOWNER FORUM

A homeowner read a prepared statement for the record.
A member of the book club clarified the request to hold a meet and greet for candidates in the coming months.
A homeowner requested to be considered for the Roads committee.

MEETING MINUTES:

The Board reviewed the January 26, 2022 Board Meeting Minutes – there were three corrections noted.

1. Remove the word "the" from the description of the meeting minutes.
2. Add a space between the date and the word "Board" in the motion regarding the meeting minute approval
3. Remove the "S." under section H
4. Correct the spelling of McRae in section D.

MOTION: S. Gallisdorfer made a motion to approve the meeting minutes with the above corrections. Motion seconded by C. Cole. Motion carried unanimously.

REVIEW OF FINANCIALS:

The Board reviewed the December 31, 2021 "unaudited" financials. The Board reviewed the financials with questions.
S. Mass identified the mistake with the Reserve transfer. It should be $14,945.33
MOTION: C. cole made a motion to acknowledge the unaudited December 31, 2021 financials. Motion seconded by S. Mass. Motion passed unanimously.
MOTION: S. Gallisdorfer made a motion to move the payments for the ground rods, keypad upgrade and the defective camera replacement to Reserves from Operating. Motion seconded by C. Cole. Motion carried.

OLD BUSINESS

A) Committee Assignments – The Board discussed the charter for the Election Committee.

MOTION: S. Mass made a motion to reject the charter and the formation of the Election Committee. Motion seconded by C. Cole. Motion passed.

The Board discussed the need for an application to join a committee by volunteers.

MOTION: C. Cole made a motion to approve the creation and submission of an application for committee consideration. The application will include: name, address, which committee and why. Motion seconded by S. Mass. Vote: Yes – S. Mass; C. Cole; J. Kepler; D. Drury; J. Latimer and L. Carr. No- S. Gallisdorfer. Motion carried by majority vote.

B) Reserve Study update –The Board will review the Draft Reserve Study for discussion at the next Board meeting.

C) Update on Road Ownership – This is still pending from the Attorney

D) Management Company RFP – The Board discussed the need to have the sealed proposals returned by May 16, 2022 to the Association Attorney. The unsealed proposals to be sent to L. Carr directly.

MOTION: J. Latimer made a motion to have the approved RFP received by the Association Attorney, sealed no later than May 16, 2022. Motion seconded by J. Kepler. Motion passed.

NEW BUSINESS

A) Actions taken outside of a Board meeting – The Board President read a list of all votes taken outside of a Board meeting between 2019 and 2020. List attached.

B) Review Crack fill/Seal – The Board reviewed the proposal submitted by SNC in the amount of $96,550.00.

MOTON: S. Mass made a motion to approve the proposal from SNC in the amount of $96,550.00. Motion seconded by S. Gallisdorfer. Motion carried unanimously.

C) Review the street sweeping proposal – This is still pending.

D) Committee Volunteers – The Board of Directors discussed policy options to determine volunteers for each committee. The Board agreed to have S. Mass create an application for volunteers and the application on the Association owned website.

E) 2019 Tax Penalty Payment – The CAM advised the Board a notice of penalty for the 2019 taxes was received and needs to be paid.

MOTION: S. Mass made a motion to immediately pay the full tax penalty for the 2019 taxes. Motion seconded by C. Cole. Motion carried.

F) Book Club request to advertise in newsletter – The Board discussed the request to let the Book club advertise the meet and greet for candidates, once they are identified, on or about April 7th.

MOTION: L. Carr made a motion to approve the request to let the Book Club advertise the candidate meet and greet before the election. Motion seconded by J. Latimer. Motion carried unanimously.

G) Update towing policy for enforcement – The Board discussed the need to implement the approved towing policy. The policy will be mailed to homeowners and placed on the Association Website.

H) Installation of reflective signs at Stonehaven – The Board reviewed the proposal to install the directional and reflective signs for Stonehaven.

MOTION: J. Latimer made a motion to have the signs created and installed in an amount not to exceed $600.00. Motion seconded by L. Carr. Motion carried unanimously.

I) Decisions made outside a Board meeting

a. **Remote receivers**
b. **Signs on La Costa**

COMMITTEE REPORTS

The various committees gave updates acknowledging all members will need to submit the application for Board approval.

MANAGER'S REPORT/SUMMARY OF EXECUTIVE SESSION

J. Thompson advised the Board of Directors conducted an Executive Session meeting prior to this meeting where the Board discussed delinquencies and violations. There are no legal issues at this time. SBC186 will not be enforced for the foreseeable future.

NEXT MEETING DATE

March 30, 2022 –

HOMEOWNER FORUM

A homeowner requested all financial documents be provided to her in Excel format. *The CAM advised the Association Attorney advised this request is not required to be honored as the management company does not create the financials in this format.*
A homeowner requested copies of the Attorney invoices be provided unredacted.
A homeowner advised the Board not to send the RFP to IPM as they were previously fired by DVCA.
A homeowner provided a map with suggested locations for the installation of speed bumps.

ADJOURNMENT

With no further business before the Board of Directors J. Kepler made a motion to adjourn the meeting at 7:39 pm. Seconded by C. Cole. Motion carried.

Respectfully Submitted by: Julie Thompson, Community Association Manager
Agent for Complete Association Management Company

Approved: Carla M Cole Date: April 13, 2022
Secretary/Board Member Signature