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
NOVEMBER 15, 2017
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, Nate Harris, Valley Realty and Management Owner, Norm Rosensteel, President CAMCO North, and Sheila Cass, Administrative Assistant were also in attendance.

ESTABLISHMENT OF QUORUM
Quorum was established as noted above.

CALL TO ORDER
President Becker called the meeting to order at 5:30 PM.

HOMEOWNER FORUM
There were twenty nine (29) homeowners present. There were no comments made in regards to the agenda items.

REVIEW OF FINANCIALS:
The Management Company gave the Board members the October Financials for review.
After no further discussion, Vice President Thiel made a motion to accept the October 2017 un-audited financial reports for review, Director Cowles seconded the motion. Motion carried by unanimous vote.

ASSOCIATION BUSINESS

A) **2018 Budget** – Director Drury made a motion to adopt the 2018 Budget as ratified by the Members at the Ratification meeting. The assessment are to remain $150.00 per quarter for regular memberships and $90.00 per quarter for vacant lots. Vice President Thiel seconded the motion. After no further discussion, the motion carried by unanimous vote.

COMMITTE REPORTS

A) **ARC** - Kim Staley, reported that most recent submittals were for repaint and xeriscaping of yards. Kim stated that work was being held up because contractors were in high demand and behind schedule. One of the challenges the committee is having is that owners are submitting colors for a

change in exterior colors, but then they aren't painting the colors that were submitted. Some owners may have to repaint.

B) **Gates & Security** - Gene Cowles, reported that the Guard Shacks had been painted. There has been several pieces of equipment purchased and installed. Special thanks to Dennis Drurry, Ron McRae and Erin Shaw. Gene stated that as for security the committee is doing the best that they can with the budget that they have been given. DVCA has one of the lowest monthly assessments in the State of Nevada, with that being said, the Sheriff has stated that DVCA has one of the finest entry security systems that he's ever seen in the area. Gene stated that if homeowners see a CC&R violation going on to please let the Board know; however, if it is a crime call 911.

C) **Landscaping** - Tom de Uriarte, reported that the vacant lots are being monitored. Some of the lots that the Association had paid and charged the owners to clear have tumbleweeds growing on them. The contractor who cleared the lots was hit by a drunk driver and ended up in the hospital with a broken back. He has guaranteed to clear the lots at his cost and will be back to clear them soon.

D) **Rules & Regulations** - Paula reported that since the last meeting there has been nothing but screaming on the internet about "who's doing what", and "how are you going to enforce this", and "why all of a sudden are you doing all this inspecting". Paula stated that it's nothing that hasn't been done for at least the 14 years since she has lived in DVCA, although the inspections have actually been reduced to once a month. Landscaping enforcement has toned down and the committee won't be checking it until spring, except for weeds in concrete. One of the big things the committee is working on right now is parking unregistered vehicles in the driveway, this is against the CC&R's. Cars need to be registered or parked in the garage.

E) **Social** - Wray Brett reported that the committee is going to be hosting at least 2 events a year. One will be the Christmas Party and also a BBQ in the summer. The High Desert Friends are going to be hosting bus trips. Wray Brett also reported that they have taken over the welcoming committee and they have so far passed out about 40 bags full of coupons and goodies for new owners. Newsletters are not added to the bag but there is a letter from the Association President included which encourages new owners to register on the DVCA website where they will have access to newsletters and many other Association documents. Recently there were special event activities including, a Vino and Van Gogh night, which were sponsored by the High Desert Friends, and were a great success.

F) **Website** - Sandy Mass stated that starting December 1st there will be a 10 day website contest on how many streets are part of the entire Association. The first five entries that have the correct answers will receive two free tickets to the Winter Wonderland Party. Starting sometime in December there will be a message board set up on the Website. Bruce Thiel mentioned that the golf course is giving away one month of free golf to new owners in the community.

G) **Roads** - Mike Becker reported that everything they had planned for this year has been completed with exception of cleaning and flushing the drains. The committee is waiting for all the leaves to fall before having the drains cleared in an attempt to be proactive and avoid some of the flooding that occurred during the last winter season. The committee will be looking into possibly moving some speed limit signs and restriping speed bumps where possible, also adding crosswalks.

NEW MANAGEMENT COMPANY INTRODUCTION

Bruce Thiel introduced Nate Harris, owner of Valley Realty and Management, and Norm Rosensteel, President of CAMCO North. Bruce informed the homeowners that Nate Harris had recently sold the HOA portion of Valley to CAMCO, so the management of DVCA will be transitioning over the next couple of weeks from Valley to CAMCO. Bruce stated that the transition should be transparent because they will be keeping Sheila Cass and Mike Trudell. Bruce stated that keeping Sheila and Mike as the management team is key in the Board's decision. Nate Harris stated that the sale was recently finalized and he would like to believe that the Association will be left in much better hands than they currently are. Nate hopes that Valley was able to provide some good value and be a small part of the nice things that the Board is currently working on. Nate stated that Norm started managing associations before NRS 116 existed and that his Community Association Management Certificate is Certificate No. 4.

Norm Rosensteel stated that there is no affiliation to the CAMCO in Minden. Norm lives and works in Reno although the home base of the Company is in Las Vegas. Norm stated that CAMCO is currently sharing the office with Valley but will probably move to smaller quarters in the same area. CAMCO is working on a deal with Nate so that the office in Dayton will still be available for owners to drop off and pick things up. Norm stated that he had been in the association industry for 32 years, owned a management company in Reno for 20 years which he sold, retired and then got bored so he decide to come back. Norm complimented the Board and the Homeowners for a very good meeting. He said it was nice to see everyone get an opportunity to speak and that the Board listens and responds. Norm said that, that was how a good association works and that he was very impressed and is looking forward to working with the Community.

HOMEOWNER FORUM

There were twenty nine (29) homeowners present at the meeting. These following items were discussed:

- Eleanor, who lives on Grayhawk, would like to compliment the Board on the signs reminding owners of the meeting today. Eleanor also mentioned that there was a raccoon that died on the street in front of their home. While it was still alive she called Fish and Game, the Sheriff's Department, and NHP, and after no response her husband drove to Lyon County trying to find someone to take care of it. All the agencies said they were not allowed to enter the community. The raccoon passed away and Eleanor and her husband disposed of it at their cost. Eleanor asked what are homeowners to do if something like this happened in the future? Tom de Uriarte stated that he had talked to Signature Landscaping regarding the matter and they said in the future the association could call them and they would come out.

NEXT MEETING/ADJOURNMENT

The next Board of Directors meeting will be January 10, 2017 at 5:30 PM
President Becker motioned to adjourn the meeting and Vice President Thiel seconded. Motion carried by unanimous consent. The meeting was adjourned at 6:55 PM.

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

Approved: Pamela M Darragh Date: 2-22-18
Secretary/Board Member Signature