DAYTON VALLEY COMMUNITY ASSOCIATION

c/o Complete Association Management Company (CAMCO), 704 W Nye Ln Ste 101 Carson City, NV 89703

BOARD OF DIRECTORS MEETING MINUTES
JANUARY 27, 2021
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
Dennis Drury	President	04/2021	X	
Sandy Mass	Vice President	04/2021	X	
Joseph Hughes	Treasurer	04/2021	X	
Amy Puzzo	Director	04/2021	X	
Paula Darragh	Director	04/2021	X	
Doug Kreie	Director	04/2021	X	

Manager: Julie Thompson, Community Association Manager.

ESTABLISHMENT OF QUORUM
Quorum was established with six of six members present

CALL TO ORDER
The Board asked Manager Julie Thompson to facilitate the meeting. Julie Thompson called the meeting to order at 6:09 PM.

MEMBERS COMMENTS
There were no member comments at this time.

MEETING MINUTES
The Board reviewed the October 28, 2020 meeting minutes.

MOTION: Paula Darragh made a motion to approve the meeting minutes as presented. Motion seconded by Doug Kreie. Motion carried.

FINANCIALS
The Board reviewed the current un-audited financial reports for the month ending November 2020.
The Association Treasurer, Joe Hughes, expressed his inability to fully audit the previous two years financials due to inability to access all historical data.

MOTION: Dennis Drury made a motion to acknowledge the unaudited financials as presented. Motion seconded by Doug Kreie. Motion carried.

OLD BUSINESS
A. Rules and Regulations Update – no update at this time.
B. Palmer gate update – CAM advised there were three (3) companies who were interested in supplying bids for the project. SNC, Silverstate and a third company. No proposals have been received as of today.

NEW BUSINESS
A. J. Hughes special project request -The CAM advised J. Hughes has requested documents regarding specific addresses with out clarification of scope. J. Hughes advised he is wanting the information regarding fence repair/installation. There could be a discrepancy between what the Association owns and what the homeowner owns. He wants to ensure no Association funds were spent on homeowner repairs. The Association attorney, Gayle Kern, advised the invoices regarding fence repair are appropriate to be provided as requested. The CAM will provide them as soon as possible.
B. Appointment of new Board Member – The homeowner revoked his request.

C. Immediate discontinuation of landscaping of the easement with the golf course - J. Hughes requested the immediate discontinuation of the landscaping of the easement areas with the golf course. The Board discussed why landscaping of the easements were taken over by the Association, due to homeowners complaining about the lack of maintenance being done and the areas being an eyesore.

MOTION: Amy Puzzo made a motion to stop the Association paid maintenance of the easement areas with the golf course effective immediately. Motion seconded by Joseph Hughes. Vote: Affirmative: Sandy Mass, Paula Darragh, Joseph Hughes and Amy Puzzo Negative: Dennis Drury and Doug Kreie. Motion carried.

D. Insurance review committee of 3 former qualified insurance agents to review Association policy – Joseph Hughes requested the forming of the committee to have the insurance coverages analyzed. Gayle Kern explained to the Board how a broker is different from an agent. The CAM asked the attorney if she would be able to write the Charter for the committee if formed. G. Kern agreed.

MOTION: Amy Puzzo made a motion to have the Association attorney draft the Charter to create the 3-member board of volunteer homeowners to be approved by the Board of Directors to analyze the insurance policy for the Association for appropriateness. Motion seconded by Joseph Hughes. Sandy Mass abstained from the vote as she works for an insurance company. Motion carried.

MOTION: Joseph Hughes made a motion to postpone any and all discussions of the remaining agenda items until the February Board of Directors meeting. Motion seconded by Doug Kreie. Motion carried.

NEXT MEETING DATE & ITEMS FOR NEXT MEETING

Next Meeting is scheduled for February 17, 2021 at 6:00 PM for the Budget Ratification.

MEMBER COMMENTS

Comments made were as follow:

- A homeowner requested the Association financials be uploaded to the Association website sooner.
- A homeowner requested clarification on the ownership of the pond behind her house.
- A homeowner is concerned about children riding their motorbikes on the paths and into the streets.

ADJOURNMENT

Doug Kreie moved to adjourn the meeting at 7:41 PM, Joseph Hughes seconded the motion. No further discussion, meeting adjourned.

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

Approved: _____ Date: 18 FEB 2021
Secretary/Board Member Signature