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
MAY 12, 2021
Via Zoom and teleconference
Per NRS116.31083, this meeting was partially 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	Director	04/2021	X	
Amy Puzzo	Director	04/2021	X	
Paula Darragh	Director	04/2021	X	
Doug Kreie	Treasurer	04/2021	X	

Manager: Julie Thompson, Community Association Manager; Christine Greengrass, VP Association Services, CAMCO
Association Attorney: Gayle Kern

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

CALL TO ORDER
The Board President Dennis Drury called the meeting to order at 6:00 pm.

MEMBERS COMMENTS
- Homeowner requested clarification as to why the requested topics were not put on the Agenda
- Homeowner asked why financials were not being reviewed at this meeting
- Homeowner wanted update on business conducted outside of a Board meeting

CONFIRM ELECTION INSPECTION COMPANY
The committee established at the previous Board meeting to review possible election inspector companies, recommended BallotBox to continue the process. The committee also recommended the Candidate statements be redone by the current candidate pool to ensure the NRED form is used for compliance concerns. The recommendation was made to have a notice sent to the ownership advising of the need to verify the mailing address for the unit to ensure appropriate delivery of ballot.

MOTION: Doug Kreie made a motion to accept BallotBox as the election inspection company. Motion was seconded by Joseph Hughes. Vote: Yes: Joseph Hughes, Doug Kreie, Amy Puzzo, Paula Darragh. No: Dennis Drury and Sandy Mass. Motion carried by majority vote.

MOTION: Paula Darragh made a motion to send a special newsletter advising homeowners to contact COMPLETE offices if the previous ballot was not received to verify the mailing address prior to June 2, 2021. Motion seconded by Sandy Mass. Motion carried unanimously.

ANNUAL MEETING DATE CONFIRMATION
The Board discussed the best date for the Annual Meeting of the Members and Election meeting. The dates agreed to were to review the proof of mailing at the scheduled June 9th at 6:00 pm by the entire Board of Directors and the Association attorney and the Annual Meeting of the Members and Election meeting as July 21st at 6:00 pm. Joseph Hughes requested a copy of the homeowner mailing list to personally go through and verify the mailing address for each owner against the billing address on the Lyon County tax records. This suggested was verified by the Association Attorney as not per NRS116 and could not happen.

MOTION: Sandy Mass made a motion to conduct the Annual Meeting of the Members and Election meeting on July 21, 2021 at 6:00 pm. The motion was seconded by Doug Kreie. Motion carried unanimously.

DRAFT

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MEMBER COMMENTS

Comments made were as follow:

- It was pointed out by Joseph Hughes BallotBox, Lisa Schwartz, is not available for the meeting date of July 21, 2021 is not available; however, July 22, 2021 is available.

MOTION: Sandy Mass made a motion to approve July 22, 2021 for the Annual Meeting of the Members and Election meeting at 6:00 pm. Motion seconded by Paula Darragh. Motion carried unanimously.

- A candidate for the Board requested a copy of the mailing list for sending campaign purposes. The Association attorney agreed this list could be provided per NRS116 with no homeowners names provided, mailing addresses only. The list must be requested in writing of the CAM.
- Homeowner recommended the Association use a sandwich board at each entrance to notify of the meeting dates and times.
- A homeowner advised he would like his items added to the Agenda for the next Board of Directors meeting regarding violation of Executive privilege.

ADJOURNMENT

MOTION: Sandy Mass made a motion to adjourn the meeting at 7:34 PM. Joseph Hughes seconded the motion. Motion carried unanimously.

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

Approved: _____ Date: _____
Secretary/Board Member Signature

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