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
AUGUST 7, 2019
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	
Margaret Banse	Director	04/2020	X	
Gene Cowles	Secretary	04/2020	X	
Amy Puzzo	Director	04/2021	X	
Paula Darragh	Director	04/2021	X	
Doug Kreie	Director	04/2021	X	

Manager: Katie Miller, Provisional Community Manager

ESTABLISHMENT OF QUORUM
Quorum was established with all members present

CALL TO ORDER
Dennis Drury called the meeting to order at 6:02 PM.

MEMBERS COMMENTS
Items brought up for discussion were:
None at this time

MEETING MINUTES
Vice President Mass moved to approve the meeting minutes from June 12, 2019, Director Banse seconded the motion. After no further discussion, motion carried unanimously.

FINANCIALS
The Board reviewed the current un-audited financial reports for the months ending May and June 2019 complete with income statements and balance sheets. Secretary Cowles moved to accept the current un-audited financial reports. Director Darragh seconded the motion. After no further discussion, motion carried unanimously.

New Business

A. Appointment of Board Member – There were no appointments made.
B. Fence Repair – Discussion ensued regarding the wrought iron fence located near the palmer gate. CAS submitted proposal in the amount of $20,129.66 to replace 47 wrought iron panels and 36 wrought iron panel posts. Secretary Cowles moved to approve the proposal from CAS as presented. Director Puzzo seconded the motion. After no further discussion, motion carried unanimously.
C. Reserve Study Financial Update – Secretary Cowles moved to approve the financial update as provided by Resource 1BC. Director Banse seconded the motion. After no further discussion, motion carried unanimously.
D. Towing Policy – *Management informs the Board that legal representation will be completing the tow policy for the association.* **This item has been postponed.**
E. Towing Company Agreements – *Management informs the Board, several tow companies are not willing to provide the services that were passed in the 2019 legislative session. Management will be working on getting other options.* **This item has been postponed.**
F. Appointment of Treasurer – Secretary Cowles moved to appoint Karen Ryan as an outside consultant to review financials for the association. Karen Ryan will be paid a total of $60.00 per hour for an

estimated 3 hours per week. Vice President Mass seconded the motion. After no further discussion, motion carried unanimously.

COMMITTEE REPORTS

A. ARC – Director Kreie informed the Board that there have been a total of four request all approved. There are two pending approval. The ARC meets every other Tuesday.
B. Gates – Director Darraugh reports that news lights have been install on the front gates.
C. Landscaping- President Drury gave an update on landscape company. Landscape committee added the firebreak for surrounding areas of the community. President Drury provided an update on the vacant lots and Duncan management for golf course weeds.
D. Social – Vice President Mass gave an update on the Christmas Party and Octoberfest.
E. Website – Vice President Mass updated that there are 30 businesses registering for the website, open to suggestion from other owners in the community, social events will be added.
F. Roads – President Drury gave an update that the road work is completed, and there were some areas that the drainage holes were covered and SNC is addressing those areas shortly.
G. Rules and Regulations – Secretary Cowles reminded owners that renting out rooms is not allowed per the associations governing docs, also how violations are addressed by the association when owners are not compliant with CC&Rs.

EXECUTIVE MEETING SUMMARY

Prior to the board meeting, the board held an executive session to discuss legal issues, hearings, and delinquencies.

NEXT MEETING DATE & ITEMS FOR NEXT MEETING

Next meeting is scheduled for September 18, 2019 at 5:00 PM

MEMBER COMMENTS

There were no comments at this time.

ADJOURNMENT

Secretary Cowles motioned to adjourn the meeting at 6:40 PM, Vice President Mass seconded the motion. No further discussion , meeting adjourned.

Respectfully Submitted by: Katie Miller, Provisional Community Manager
Agent for Complete Association Management Company

Approved: _____ Date: 18 SEPT 2019
Secretary/Board Member Signature