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 5, 2020
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	
Mary Farias	Treasurer	04/2022	X	
Gene Cowles	Secretary	04/2022	X	
Amy Puzzo	Director	04/2021	X	
Paula Darragh	Director	04/2021	X	
Doug Kreie	Director	04/2021	X	

Manager: Katie Miller, Community Manager. Kathleen Hall, Administrative Assistant.

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

CALL TO ORDER
The Board asked Manager Katie Miller to run the meeting. Meeting called the meeting to order at 6:02 PM.

MEMBERS COMMENTS
There were zero (0) homeowners present. There were no comments made at this time.

MEETING MINUTES
Director Kreie moved to approve the meeting minutes from June 10, 2020, Director Farias seconded the motion. After no further discussion, motion carried unanimously.

FINANCIALS
The Board reviewed the current un-audited financial reports for the months ending April 2020, May 2020 and June 2020 complete with income statements and balance sheets. President Drury moved to approve the financial statements for months ending April 2020, May 2020 and June 2020 2020 as provided. Director Puzzo seconded the motion. After no further discussion, motion carried unanimously.

President Drury moved to appoint Mary Farias as the Board Treasurer moving forward. Director Darragh seconded the motion. Mary Farias abstained from the vote. After no further discussion, motion carried unanimously.

OLD BUSINESS

A. Third Quarter Assessment Holiday – Director Cowles moved to ratify the decision made on April 11, 2020 to provide an assessment holiday for owners in the community. Director Kreie seconded the motion. After no further discussion, motion carried unanimously.
B. Park Benches – Management reviewed the returned ballots. A total of 288 ballots were issued for the capital improvement of installing park benches throughout the community. A total of 122 were returned. In order for the capital improvement to pass, the association needed a total of 144 returned in favor. This item did not pass and there will be no further action.
C. Gate Code Update – Extra Cost – Decision was unanimously approved to move forward with gate code update and the additional expense in completing the job. The Board unanimously approved an expense up to $4,000.00 made payable to CAMCO for the work on this project. President Drury moved to ratify the decision made on July 13, 2020. Treasurer Farias seconded the motion. After no further discussion, motion carried unanimously.

D. Replacement Signs on Fire Access Road – Director Cowles mover to ratify the decision that received majority approval on July 27, 2020 to replace the signs for the fire access road. President Drury seconded the motion. After no further discussion, motion carried unanimously.

NEW BUSINESS

A. Appointment of Committee Members – Director Kreie moved to remove Judy Smith and appoint Patty Roche to the Architectural review Committee. Secretary Cowles seconded the motion. After no further discussion, motion carried unanimously.

B. Rules and Regulations Update – This item will be postponed for the changes to the Rules to be made and presented at the next meeting.

C. Installation of the fence or cement barriers on Moore and Lakeview – Discussion ensued in regards to where the ATV and cycles are coming from. The Board asked Management to obtain proposal for pillars to be placed in between the concrete barriers to help deter the ATV and Cycles from traveling in the area.

D. Security Guards at the Entry Gate Shacks – Discussion ensued in regards to having guards at the guard shacks for both entrance gates. The proposal received stated the total cost for the year would exceed $400,000.00. Director Kreie moved to abandoned this item as the cost would increase assessment significantly. President Drury seconded the motion. After no further discussion, motion carried unanimously.

E. Powder Coating for Entry Gates – Management obtained a proposal to have the wrought iron gates powder coated in the amount of$3,220.00. The last time this was completed in the association was over thirty years ago. Vice President Mass moved to approve this expense in as a reserve item. Director Puzzo seconded the motion. After no further discussion, motion carried unanimously.

F. Painting of Red Curbs and Fire Hydrants – Management opened a proposal form Gallian Home Improvement in the amount of $6,995.00 to paint 61 curbs and gutters as well as 61 fire hydrants. This item has been postponed for further review.

G. Sign removal at Royal Troon and La Costa – President Drury moved to approve the expense of $300.00 to remove the signs located at Royal Troon and La Costa. Director Kreie seconded the motion. After no further discussion, motion carried unanimously.

H. Repair chain link fence in Cruden Bay – President Drury moved to approve the expense in the amount of $618.60 to fix the damage to the recently replaced fence. Director Kreie seconded the motion. After no further discussion, motion carried unanimously.

I. Gate closure 24/7 – Discussion ensued regarding gate closure are Palmer and Bayhill Gate. Palmer will remain closed from 8:00 AM to 6:00 AM. Bayhill will be close 24 hours a day. President Drury moved to approve the closure of Bayhill 24 hours a day and Palmer Gate from 8:00 PM to 6:00 AM. Director Cowles seconded the motion. Director Darragh voted against the closure. After no further discussion, motion passed with majority consent.

J. Reserve Study Financial Update – President Drury moved to approve the expense of $700.00 to complete the Reserve Study Financial update. Director Cowles seconded the motion. After no further discussion, motion carried unanimously.

COMMITTEE REPORTS

A. ARC – There is no update at this time.
B. Gates – Director Darragh stated there was no update at this time.
C. Landscaping- President Drury indicated that the approved landscape contract needs to be reviewed regarding are of Lakeview Drive and Saint Andrews for maintenance.
D. Website – Vice President Mass indicated that the second wave of account deletion is in effect.
E. Roads – Dennis Drury indicated that the work was completed by SNC. Gutters need street sweeping.
F. Rules and Regulations – Secretary Cowles discussed landscape, staying on top of weed growth and parking passes.
G. Social - Sandy mass indicated there are no pending social activities planned at this time.

EXECUTIVE MEETING SUMMARY

Prior to the board meeting, the board held an executive session to discuss legal issues, hearings, and delinquencies and bad debt write offs and foreclosures.

NEXT MEETING DATE & ITEMS FOR NEXT MEETING

Next Meeting is scheduled for September 16, 2020 at 5:00 PM. Items for agenda are as follows:

- Towing

MEMBER COMMENTS
There were zero (0) homeowners present. No comments were made at this time.

ADJOURNMENT
President Drury moved to adjourn the meeting at 7:33 PM, Vice President Mass seconded the motion. No further discussion, meeting adjourned.

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

Approved: _____ Date: _____
Secretary/Board Member Signature

- Towing

MEMBER COMMENTS
There were zero (0) homeowners present. No comments were made at this time.

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

Approved: _____ Date: 31 DEC 2020
Secretary/Board Member Signature