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
APRIL 18, 2018
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 Expired	X	
Paula Darragh	Secretary	04/2018 Expired	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	
Sandy Mass	Director	Appointed	X	

Manager: Mike Trudell, Supervising Community Manager CAMCO North and Sheila Cass, Administrative Assistant CAMCO North, were also in attendance.

ESTABLISHMENT OF QUORUM
Quorum was established as noted above.

CALL TO ORDER
President Becker called the meeting to order at 6:15 PM.

ANNOUNCE NEWLY ELECTED BOARD MEMBERS AND BOARD APPOINTMENTS PER NRS 116-ELECTION OF OFFICERS
President Becker announced that there were two volunteers for the remaining open seats on the Board. Karen Ryan and Sandy Mass.
Director Drury made a motion to approve the appointments of Karen Ryan and Sandy Mass to fill the vacant seats on the Board, Director Cowles seconded the motion. Motion carried by unanimous vote as Resolution #2018-17.
Director Cowles made a motion to nominate Mike Becker to continue as the Associations President, Director Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-18.
Director Cowles made a motion to nominate Dennis Drury to be Vice President, Director Mass seconded the motion. Motion carried by unanimous vote as Resolution #2018-19.
Vice President Drury made a motion to nominate Karen Ryan as the Secretary/Treasurer, Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-20.

HOMEOWNER FORUM
There were Forty-Three (43) homeowners present. There were no comments at this time regarding Agenda items.

REVIEW/APPROVAL OF MEETING MINUTES:

Karen Ryan stated that the February 21, 2018, Meeting Minutes noted that she was at the meeting but she was not.

Director Staley made a motion to approve the February 21, 2018, Board of Directors Meeting Minutes as corrected, Director Cowles seconded the motion. Motion carried by unanimous vote as Resolution #2018-21.

REVIEW OF FINANCIALS:

Director Drury made a motion to accept the January 2018, and February 2018 un-audited financial reports for review, Director Cowles seconded the motion. Motion carried by unanimous vote as Resolution #2018-22.

President Becker noted that former Vice-President Thiel will be removed as a signer on the Association's Bank accounts and that Vice-President Drury will need to be added as a signer on the Association's Bank accounts.

Director Cowles motioned to have Vice-President Drury added as a signer to the Association's Bank accounts, Director Mass seconded the motion. Motion carried by unanimous vote as Resolution #2018-#23.

ASSOCIATION BUSINESS:

A) **REVIEW PROPOSAL FOR THE 2018 MONITORING SYSTEM PROJECT – POTENTIAL CAPITAL IMPROVEMENT:**

Vice President Drury requested that this item be tabled until next meeting.

B) **REVIEW AND APPROVE 2018-2019 INSURANCE POLICY**

The Association Manager stated that two proposals had been received. The current carrier submitted a proposal for $12,748.00. The Farmers Insurance Group submitted a proposal that would offer the Association a savings of approximately $3,000.00 annually. It was recommended that the D&O and Crime policies stay with the current insurance provider. Vice-President Drury stated that in addition to the Farmers Insurance policy being cheaper it also provides a great increase in the amount of coverage for items like the monitoring system and related equipment.

Vice President Drury made a motion to accept the Farmers Insurance Policy as presented, Director Cowles seconded the motion. Motion carried by a majority vote, five in favor, and Director Mass recused herself because she has an affiliation with Farmers Insurance that could be a potential conflict. Resolution #2018-24.

C) **STRAW POLL RESULTS AND POSSIBLE ACTION BY THE BOARD**

President Becker presented the straw poll results:

There were 286 votes on speed limit and yard sale, and 287 votes on the Capital Improvement vote for purchase and alterations to the clubhouse and purchase of land and construction of a RV area.

Speed Limit Increase	2 Yard Sales Per Year	Purchase Clubhouse	RV Storage Area
147 Yes	201 Yes	88 Yes	73 Yes
140 No	86 No	198 No	213 No

President Becker announced that the Clubhouse and the RV Storage **will not be addressed** as there is not enough interest, **but the because of the majority yes votes for the change in speed limit and interest in yard sales, Section 4 of the CC&Rs will be open for revision**. The committee will consist of homeowner volunteers. There will be an odd number with between 3 and 9 volunteers. Any changes made will be voted on item by item not all or nothing. In order to change the CC&Rs there will have to be at least 412 yes votes in order to move forward with the change. There are currently two volunteers for the CC&R Amendment Committee.

D) REVIEW DVCA MONITORING SYSTEM POLICY AND NETWORK ACCESS AND AUTHENTICATION POLICY

Item tabled until next meeting.

E) ROADWAY MODIFICATIONS (CURB PAINTING) AND LOWERING SPEED BUMPS (REMOVING SPEED BUMPS) – PAINT FIRE HYDRANTS

At the corner of Bayhill Circle when you come into the gate, the Roads Committee would like to request that the Board approve the painting of the curb red for a no parking area from within 30ft of Spyglass Court back towards the gate to increase visibility when coming around the corner.

Director Staley motioned to approve the painting of the curb red for a no parking area on the corner of Bayhill Circle and Spyglass Court, Director Cowles seconded the motion. Motion carried by unanimous vote as Resolution #2018-25.

There are three speed bumps at the corner of Grayhawk Drive and St. Andrews Drive that were originally placed there because that was where the school bus stop was. The bus stop has since been moved and the speed bumps no longer serve a viable purpose. The Committee would like the Board to consider removing the three speed bumps.

Vice President Drury motioned to approve the removal of the three speed bumps at the corner of Grayhawk Drive and St. Andrews Drive. The motion was amended by President Becker to acquire bids for the removal of the three speed bumps. Vice President Drury agreed to the amendment, Director Staley seconded the motion. Motion carried by a majority vote, five in favor, Director Cowles opposed. Resolution #2018-26.

The committee would like the Board to hire Black Eagle Consulting or a similar company to review the Associations road system to identify possible problems and necessary repairs.

Director Cowles motioned to approve the hiring of Black Eagle Consulting or a similar company to review the Associations roads, Vice President Drury seconded the motion. Motion carried by unanimous vote as Resolution #2018-27.

It has been noticed that the painted red curbs are chipped and faded as well as the fire hydrants. There is also some graffiti on the red paint in front of one of the hydrants on Cruden Bay.

Vice President Drury motioned to approve acquiring bids to have the fire hydrants and the red curb stripe painted as necessary, Director Cowles seconded the motion. Motion carried by unanimous vote as Resolution #2018-28.

F) WRITEN CONSENT FOR EMAIL APPROVALS (BAYHILL GATE; FIRE BREAK PRE-EMERGENT; MISC.)

Since the last BOD meeting the board has approved through email, the work that was done on the Bayhill gate and to re-affirm going forward with the work on the Palmer gate. There was also a bid that was approved to have some spraying and removal of weeds on the firebreak.

Vice President Drury motioned to formally approve the items that were approved through email since the last Board meeting, Director Staley seconded the motion. Motion carried by unanimous vote as Resolution #2018-29.

See Resolutions # 2018-15 and #2018-16 attached.

COMMITTEE REPORTS:

A) ARC - Kim Staley reported that there had been many requests for paint. If an owner would like to paint their house the same color there is no need to submit an Architectural Request form but if a color change is being made then an ARC Request is required along with large paint swatches (minimum 2"x2"). Construction on St Andrews is almost complete. Bayhill has become a point of contention as the square footage requirement was lowered when the economy tanked and now the neighbors are unhappy.

B) Gates & Security – Dennis Drury reported that work will soon be going forward on the Palmer gate.

C) **Landscaping** - Tom de Uriarte reported that with spring here they are working with CAMCO to notify lot owners that their lots need to be cleared and working with a new contractor to spray 43 lots and the firebreak at the end of Lakeview.

D) **Rules & Regulations** – Gene Cowles reported that he will now be going out to do monthly inspections and that he will be looking for weeds, homes that need painting and fence repairs.

E) **Social** – Karen Ryan reported that the welcoming committee has been busy assembling and delivering welcome bags. The social committee will be meeting soon to discuss summer fun and the annual Christmas Party.

F) **Website** – Sandy Mass reported that the message board is up and running and a FAQ section has been added. If homeowners have suggestions for the FAQ section please email Sandy at webmaster@dvcahomeowners.com so she can add it.

G) **Roads** – Nothing more to report.

HOMEOWNER FORUM

There were forty-three (43) homeowners present at the meeting. These following items were discussed:

- Roseanne Cram, 279 La Costa, is very upset about the pond at the 8th hole being abandoned and has become an eyesore. She said that she is concerned about property values.

NEXT MEETING/ADJOURNMENT

The next meeting will be June 5, 2018, this will be a Townhall meeting with a Board of Directors meeting following. President Becker motioned to adjourn the meeting and Directory Drury seconded. Motion carried by unanimous consent. The meeting was adjourned at 7:45 PM.

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

Approved: _____ Date: 18 JULY 2018
Secretary/Board Member Signature