

**TWILIGHT HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS
REGULAR MEETING MINUTES
JULY 18, 2019**

BOARD MEMBERS (PRESENT) President Susan Gevers, Treasurer Brandon Jhun.
(**ABSENT**) Secretary Joe Castro. (**OTHERS PRESENT**) Gerald Northfield with Performance
CAM, the management company. Owner(s) per the sign-in sheet.

I. ESTABLISH QUORUM / CALL TO ORDER / AUDIO RECORDING

President Susan Gevers called the meeting to order at 6:30 pm inside the Findlay Toyota training room, Henderson Automall, 7733 Eastgate Road, Henderson, NV 89011. All present were advised that under the law this meeting is being audio recorded.

II. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Agenda items)

None.

III. APPROVAL OF MINUTES

A. A motion was made and seconded to approve the Regular meeting minutes of April 18, 2019, as submitted. Motion carried unanimously.

IV. TREASURER REPORT

A. FINANCIALS - The April & May 2019 Operating and Reserve financial statements were reviewed. A motion was made and seconded to accept them, subject to and in accordance with NRS 116.31083. Motion carried unanimously.

B. RESERVE FUNDS - The Board discussed the current balance of the Reserve Fund (approx. \$200k) and asked management to research data on tiering of monies.

V. REPORTS

A. ARCHITECTURAL COMMITTEE – None.

B. BOULDER RANCH MASTER / SECURITY – Nothing.

C. COMMUNITY WEBPAGE – Nothing.

D. MANAGEMENT

1. Annual Planning calendar – The 2019 calendar was reviewed.
2. Light checks – Management brought up the matter of very limited lighting in the community. At times it is worse due to the house lights being out. In the past security would conduct a light check of the house and inform management so compliance notice could be issued. Management is asking President Gevers to take this topic to the Boulder Ranch Master about reinstituting the service. The President stated that First Light had recently changed all of the building lights in First Light (FL). The Board tasked management to contact FL management to learn more about

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D.2. CONT'D

their project. As a prerequisite to implementing the project, a motion was made and seconded to expend funds in an amount (not to exceed) of \$3000 to cover the purchase of LED lighting for coach light on each house. Once arrangements are confirmed, a notice will be developed and mailed to each Owner, property manager and tenant outlining the planned conversion and calling for the current Owners to ensure the fixtures photocell and power are operating properly. Motion carried unanimously. At that time a Resident Information form will be added to try and update tenant status.

E. TOWING – Due to tagging changes in the law and a difference in the level of service by TowPros are noted by the Board, towing services were discussed. Titan Towing was invited to submit a new Service Agreement. A motion was made and seconded to inform Tow Pros their services are no longer needed effective July 31, 2019 and approve the Service Agreement with Titan Towing, as submitted, effective August 1, 2019. Motion carried unanimously.

VI. UNFINISHED BUSINESS

A. None.

VII. NEW BUSINESS

A. Discuss / Set October 17 Annual & Election meeting – The Board discuss the meeting; management presented a draft Candidacy Disclosure form for mailing August 15th with a return date of September 18th. Director terms expire for Brandon Jhun and Joe Castro.

B. Discuss / Act upon specs/bids to paint street items – Management reported that Jennifer McCaskey with DunnEdwards will be providing the street painting specs upon her return from vacation. The Board will review them, select the specs, seek bids and plan for painting in October. Pending.

VIII. OWNERS COMMENT AND DISCUSSION PERIOD (Limited to Non-Agenda items)

None.

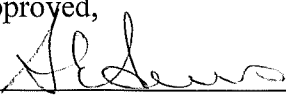
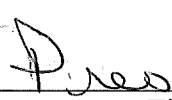
IX. NEXT BOARD MEETING

The Board set October 17, 2019 at 6:30 p.m. as the next regular meeting date.

X. ADJOURNMENT / AUDIO RECORDING CEASED

The Board adjourned the regular meeting at 7:01 p.m. and the audio recording was stopped.

Submitted by Recorder, Gerry Northfield, CM
Approved,

By  Title  Date 10.29.19



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EXECUTIVE BOARD OF DIRECTORS

REGULAR MEETING SIGN-IN SHEET

JULY 18, 2019

NAME	PROPERTY ADDRESS / EMAIL ADDRESS	PHONE
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