

**TWILIGHT HOMEOWNERS ASSOCIATION  
EXECUTIVE BOARD OF DIRECTORS  
REGULAR VIRTUAL MEETING MINUTES  
JULY 13, 2021**

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**BOARD MEMBERS (PRESENT)** President Susan Gevers, Treasurer Brandon Jhun.  
**(ABSENT)** Secretary Joe Castro. **OTHERS PRESENT** Gerald Northfield and Jasmine Hayes, Community Mangers with Performance CAM, the management company. No owners were present.

**I. ESTABLISH QUORUM / CALL TO ORDER / AUDIO RECORDING**

President Susan Gevers called the meeting to order at 6:16 pm via GoToMeeting. 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 virtual Regular meeting GoToMeeting minutes of April 28, 2021, as submitted. Motion carried unanimously.

**IV. TREASURER REPORT**

A. FINANCIALS - The April & May 2021 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.

**V. REPORTS**

A. ARCHITECTURAL COMMITTEE – None.

B. BOULDER RANCH MASTER TWILIGHT DISTRICT REP – The pool will be closing after Labor Day. Rep mentioned not getting security reports.

C. COMMUNITY WEBPAGE – Information about clickers, calendar and minutes need to be uploaded.

D. MANAGEMENT

1. 2021 Annual Planning calendar – The 2021 calendar was reviewed and discussed.

E. TOWING – The latest tow log was previously emailed to the Board. Nothing to report.

**VI. UNFINISHED BUSINESS**

A. Discuss / Set Street sealcoating/painting RFP for distribution – The Board reviewed and approved seeking a contract update from Affordable Striping & Sealing to perform work in September.

**VII. NEW BUSINESS**

A. Discuss / Set Annual Meeting of the Membership & Election October 12, 2021 – The Board reviewed the Candidacy form as Director Brandon Jhun and Joe Castro terms are up this year. The Board set October 12, 2021 as the A&E meeting in the Boulder Ranch Master water feature park.



