



What we do

CAMCO is a full-service management company that has provided management services to the real estate industry of Nevada for the past 16 years. Today, CAMCO manages communities throughout Southern Nevada. Our claim to high-quality services is due to the fact that our company is structured quite differently than other Association Management Companies.

We have separate and distinct divisions for our services and yet we are an integrated team of highly qualified professional Managers, supported with a diverse and experienced group comprised of:

- Pre-Development Division Manager
- Portfolio Division Manager
- High Rise Division Manager
- Supervising Community Association Managers
- Community Association Managers, Provisional Managers and Assistants
- Full-time accounting staff managed by our CFO who also is a CPA
- An Operations Manager to handle company billings to Associations
- A Human Resources/Business Manager
- A Government Affairs Representative, who interfaces with the Secretary of State

Here to serve YOU

It is our pleasure to serve the needs of all the Associations we manage. We offer the following:

- Accessible, certified Association Managers
- 24 hour Web site access: online account information
- 24 hour emergency service
- Provide monthly financial reports to the Board of Directors
- Read, study and understand all governing documents of the Association. Correspond with members in violation of the CC&Rs, By-laws, Rules & Regulations and report the status of all noncompliance to the Board of Directors in a timely manner.

- Act as the custodian of the corporate records. Coordinate preparing annual tax returns for the Association.
- Preparation and scheduling for Board meetings and annual membership meetings.
- Monitor delinquencies; send late notices and present problem accounts to the Board of Directors with recommendations for further action.
- Managers personally conduct compliance inspections.
- Correspond with new members upon notification by the title company, providing the member with a welcome package explaining their benefits as well as responsibilities for all Association matters.
- Prepare the annual budget for Board approval.
- Prepare for, notice, and attend the budget ratification meeting.
- Prepare for, notice and attend the annual meeting. This includes the taking and transcribing of minutes.
- Prepare for, notice and attend all Executive sessions & hearings of the board of Directors. This includes taking and transcribing of minutes.
- Obtain, award, supervise bids and work as required and directed by the Board of Directors.
- Collect all revenues and disburse payments to vendors as directed by the Board of Directors.
- Represent the Association as registered agent with the Secretary of State.
- Monitor and supervise vendors as directed by the Board of Directors.
- Bank Security with ACH Filter/Block and Positive Pay to avoid fraud on any account.
- Most importantly, we return your phone calls!

CAMCO History

CAMCO was established in 1994 by Las Vegas realtor, Mr. William Locatelli, who built the company together with Senior Portfolio Manager Ken Williams. Later promoted to General Manager of CAMCO, Mr. Williams purchased the company in January 2004 after overseeing its growth to 45 accounts with 20 employees. The vision of Mr. Williams focused on a customer-centric model that emphasized longevity and retention while maintaining lasting relationships with several local and national developers. Mr. Williams attributed the company's success to the ongoing development of his staff and maintain loyalty to the developers that built Las Vegas Communities and its homeowner associations. As a result, CAMCO is now one of the largest family owned Community Association Management companies in Nevada. Mr. Williams currently serves on the Nevada Commission for Common Interest Communities and Condominium Hotels as the Community Manager Member.

In June 2015, Randolph Watkins acquired CAMCO. As CAMCO'S new owner, Mr. Watkins provides leadership and direction for the day to day operation of the company and its client base. He brings three decades of executive management experience to CAMCO, including the previous 16 years in the community management industry.

Active in the Nevada legislative process, Mr. Watkins was appointed in 2008 by the Governor to the Commission for Common-Interest Communities and Condominium Hotels as the Developer Representative where he served as Vice-Chairman and most recently as Chairman until his term ended in 2014. He is also a member of the Southern Nevada Homebuilders Association and CAMEO, a professional organization for Community Management Executives.

CAMCO Mission

Our goal is to ensure the highest level of professional management service to our clients. We achieve this goal through our continuous evaluation of our organization and our work performance. We recognize that our client has made a substantial financial investment in the community and we find it our professional obligation to maintain and to enhance the value of our client's property.

Our team has the experience, knowledge and support to provide you with the highest level of professional services.

Specializing in community association management exclusively, CAMCO has provided management services to the Nevada real estate market for over 20 years. We are local and family-owned. Today, with a portfolio of over 240 communities served, CAMCO manages communities throughout the Las Vegas valley. Our claim to high-quality services is directly related to our company structure, which is different from other Association Management companies. We offer professional management services for master-planned communities, condominiums, townhomes, and developers of new-home communities. CAMCO is synonymous with customer care and the complete and customized management services we provide homeowners associations and their residents. We are an HOA Board's Greatest Partner.

