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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

Dayton Valley Golf Clubhouse
May 22 2024 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

May 22, 2024 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present
Carla Cole - President
Dennis Drury - Vice President
Sandra Mass Trs - Secretary/Treasurer
Eugene Cowles Jr - Director
Alvin Kreie - Director
James Kepler - Director
Ronald P McRae Tr - Director

Directors Absent
None

Additional Attendees
Stephanie Viau - Regional Director - FirstService Residential
Brooke Gillman - Community Manager - FirstService Residential

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

With a majority of the Board present, a quorum was established and the meeting called to order at 4:58 pm.

II. PLEDGE OF ALLEGIANCE

III. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

Resolved

In accordance with NRS 116.31085, the Board of Directors met in executive session prior to this meeting on May 22, 2024 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

None at this time.

V. APPROVAL OF MINUTES

Resolved

The minutes from the March 27, 2024 Board of Directors meeting were approved as presented.

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Motion: Sandra Mass Trs
Second: Alvin Kreie
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, James Kepler, Alvin Kreie, Carla Cole
NAYs: None
Abstained: Ronald P McRae Tr

▶ ***Resolved***
The motion passed

VI. FINANCIALS

A. FEBRUARY AND MARCH 2024 FINANCIALS

Resolved

The Board motioned to approve the financial summaries and financial statements for the periods ending February 29, 2024 and March 31,2024.

Motion: Sandra Mass Trs
Second: Carla Cole

▶ ***Resolved***
The motion passed unanimously

VII. REPORTS

A. MANAGEMENT REPORT

Management provided an overview of the monthly activity report since the last board meeting: 19 ARC submittals, 195 calls to the care center, and 130 violations issued with majority being landscape focused now that weather has improved.

Since the last meeting:

- Town Hall with Legacy 49 held at the clubhouse right after March meeting.
- Board election took place with meeting held at clubhouse on April 24 - welcome to Ron McRae and thank you again to Katie Mitchell.
- The CPA filed an extension on the 2023 Tax Return to October 15, 2024.
- B&L Backflow testing took place on April 24th.
- New assigned account manager for Brightview Landscape - Jacob Swift
- Stephanie Viau, Regional Director presently serving as interim manager since Dawn Osterode relocation with Brooke Gillman to be transitioned into the community manager role for the community.

B. PRESIDENT'S REPORT

Carla Cole welcomed Brooke Gillman as the new community manager. Carla advised they are seeking to amend the CC&Rs (flags, VRBOs etc.), it is not impossible and has been done before by walking the community and seeking votes from the Homeowners. The Association is also seeking to complete a slurry seal this year, they are closely following the RED development and moving forward with Legado and airpark. The new RV and boat storage that opened up down the road reached out and they would like to offer a discount to Dayton Valley residents if they would like to store their vehicles there.

C. LANDSCAPE COMMITTEE

Tom had no update to share at this time. Carla Cole reported that Brightview is increasing the rate of the landscape contract by $8,700.00 if they renew.

D. ARCHITECTURAL COMMITTEE

Doug encouraged owners to submit their plans for ARC review through the correct process, meaning before work starts, now that the weather is getting better.

E. INFRASTRUCTURE COMMITTEE

Dennis had no updates at this time, more to report in June after their next committee meeting.

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F. RULES & REGULATIONS COMMITTEE

Gene reiterated to ensure proper submittal through the architectural process prior to any work being done. Carla Cole highlighted that some posts have been going around on Nextdoor that nothing is being done for individuals in violation, just because you see something doesn't mean the Association isn't taking action individuals can be getting fined up to weekly and still choose not to abide by the rules.

G. NEWSLETTER COMMITTEE

Sandy reported the websites photo has been updated to reflect a spring scene within the community. Also on the search for volunteers to join committees.

H. IT COMMITTEE

Sandy reported that 139 parking passes were issued from January-April and 20 new accounts were set up, remember renters can set up accounts as well. Sandy also requested community/local photos for future positing.

I. GATES & MONITORING COMMITTEE

Dennis reported that Lyon county police reached out looking for information on vandalism that was taking place at the sewer plant, they requested the gate camera system be referenced to see if anyone entered through the Dayton Valley Gates. Dennis also requested that management get RFPs to replace the glass (to possible solar reflective) in the gate houses as well as installation of mini air conditioning units in each.

J. BUDGET COMMITTEE

Carla Cole clarified when Management sends out the budget. Stephanie advised the draft budget will go out somewhere near mid to late August, then a workshop would be set up to start fine combing it.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. EPS CHANGE ORDER - CHAMPION DRIVE DRAINAGE - $4,470 + $1,450

B. SIERRA GATE AND CONTROL - MAGLOCKS REPLACED AT PALMER EXIT - $1,568.70

IX. UNFINISHED BUSINESS

A. REVISED RULES AND REGULATIONS - ADDING LANGUAGE - SIGNS AND FLAGS

Resolved

The Board postponed this to the next Board meeting.

X. NEW BUSINESS

A. LEGACY AIRBASE MUSEUM - GUEST SPEAKER

Resolved

Harold Wickham presented on the Legacy Base Air Museum. Minimal additional flights will be conducted daily, anticipates no additional noise as the flight patterns are intentionally not over residential homes.

B. BOX SERVICE RENEWAL

Resolved

The Board motioned to not renew the Box subscription.

Motion: Carla Cole
Second: Eugene Cowles Jr
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

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▶ ***Resolved***
The motion passed

C. COMMITTEE MEMBER/BOARD LIAISON ASSIGNMENTS, IF ANY

Resolved

The Board reviewed the committees and their assigned Liaisons and members, they made a few adjustments and additions.

The Landscape Committee remained the same with Carla Cole as the Board Liaison and Tom DeUriarte as the chair. Additional members are Bruce Thiel and Dennis Drury.

The Architectural Committee had Jim Kepler as the Board Liaison and Doug Kreie as the chair. The Board motioned to assign Doug Kreie as the new Board Liaison and the addition of Karina Stevens to the committee. No new chair assigned. Additional members are Deborah Henshall, Jim Kepler, Patti Rocha, and Roger Rocha.

The Infrastructure Committee has Dennis Drury as the Board Liaison and Susan Cooper as the chair. With Lamar Bailey as an additional member. The Board motioned to add Ron McRae as an additional member.

The Rules and Regulations Committee has Gene Cowles as the Board Liaison. Jane Rothman resigned from the committee. Additional members are Carla Cole, Dennis Drury, and Sandy Mass. The Board motioned to add Mitch Feather as an additional member.

The Newsletter Committee has Sandy Mass as the Board Liaison and Katie Mitchell as the chair. Susan Sheehan is an additional member on the committee as well. The Board motioned to add Mary Hawkins as an additional member.

The IT Committee remained the same with Sandy Mass as the Board Liaison. Additional members are Katie Mitchell, Carla Cole, and Susan Sheehan.

The Gates and Monitoring Committee has Dennis Drury as the Board Liaison. Carla Cole is an additional member. The Board motioned to add Mitch Feather and Janice Hoquette as additional members.

The Budget Committee has Sandy Mass as the Board Liaison. Additional members are Carla Cole and Katie Mitchell. The Board motioned to add Mitch Feather as an additional member.

First Motion
Architectural Committee Assignments

Motion: Carla Cole
Second: Dennis Drury
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

Second Motion
Infrastructure Committee Assignments

Motion: Sandra Mass Trs
Second: Dennis Drury

▶ ***Resolved***
The motion passed unanimously

Third Motion
Rules and Regulations Committee Assignments

Motion: Carla Cole
Second: Sandra Mass Trs

▶ ***Resolved***
The motion passed unanimously

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Fourth Motion
Newsletter Committee Assignments

Motion: Sandra Mass Trs
Second: Dennis Drury

▶ ***Resolved***
The motion passed unanimously

Fifth Motion
Gates and Monitoring Committee Assignments

Motion: Dennis Drury
Second: Sandra Mass Trs

▶ ***Resolved***
The motion passed unanimously

Sixth Motion
Budget Committee Assignments

Motion: Carla Cole
Second: Sandra Mass Trs
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

D. LANDSCAPE SERVICE CONTRACT RFP

Resolved

The Board motioned to get RFPs for landscaping due to Brightview increasing pricing. Tom confirmed to Stephanie the scope of work should be accurate from prior listing when soliciting vendors.

Motion: Carla Cole
Second: Sandra Mass Trs

▶ ***Resolved***
The motion passed unanimously

E. BRIGHTVIEW LANDSCAPE CONTRACT RENEWAL

Resolved

Postponed until RFPs are received.

F. BRIGHTVIEW PROPOSAL - PLANTINGS ON LA COSTA

Resolved

No motion needed. Brightview confirmed this is covered under warranty and will be no additional cost to the Association.

G. BRIGHTVIEW PROPOSAL - PALMER DR. ENTRY RENOVATION

Background

Brightview submitted proposal and outline for work at the Palmer Drive entry for renovation for Total Price - $13,692.08.

Resolved

The Board motioned to approve Brightview to begin work on the Palmer Dr. Entry Renovation as outlined.

Motion: Carla Cole

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Second: Dennis Drury
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

- ***Resolved***
  The motion passed

H. DAYTON VALLEY EMAIL USAGE POLICY REVISIONS

Resolved

The Board motioned to accept the email usage policy as written.

Motion: Carla Cole
Second: Dennis Drury
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

- ***Resolved***
  The motion passed

I. DAYTON VALLEY COMMITTEE AND VOLUNTEER POLICY REVISED

Resolved

The Board motioned to accept the committee and volunteer policy as written.

Motion: Carla Cole
Second: Dennis Drury
AYEs: Ronald P McRae Tr, Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Carla Cole
NAYs: None

- ***Resolved***
  The motion passed

J. COORDINATE RESERVE STUDY MEETING WITH SPECIALIST

Resolved

The Board would like to meet with Mari Jo on June 18th at 10 AM.

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JUNE 26, 2024 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, June 26, 2024 at 5:00 pm.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

Janice Hoquette asked how the architectural process works and how long approval typically takes. Management advised the application is submitted through the Management company and the architectural committee has up to 45 days to approve the application. Janice also inquired if a speed bumps committee was something the Association had. Sandy Mass advised it was part of the Roads committee. Carla Cole added that speed bumps had to be cut from the budget this year due to inflation of costs.

Steve Gallisdorfer asked why the completion of landscaping prior to move in was not being enforced on new builds and if FirstService signs off to allow move ins to take place. Stephanie Viau advised FirstService does not have authority to sign off or prevent move ins from happening. Steve also asked why empty lot weeds are not being handled as it is creating tumbleweeds and the owners of those lots should be receiving violations to remove the weeds.

Janie Mielcarek asked if you have to submit an architectural application to complete work inside of your home. Carla advised it is only required for items on the exterior of your home. Janie also asked for an

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update on flags, specifically political flags. She also mentioned she has an issue with speeding on her road and continuously has issues almost being hit when backing out of her driveway and would like to know if they can get a speed sign or if the Association has any plans to remedy this.

XIII. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 5:58 pm.

Motion: Dennis Drury
Second: Carla Cole

▶ ***Resolved***
The motion passed unanimously

Sandra A Mass aka Sandy Mass

7/26/2024

APPROVED **DATE**