FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

February 25, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Background

Good evening and welcome to the Dayton Valley Board of Directors meeting. Today is Wednesday February 25, 2026. With majority of the Board present we will now call the meeting to order. The time is ____p.m.

My name is Carla Cole, Board President, other Board members present this evening are:

Craig Robinson - Vice President

Evelyn Allred - Secretary

Brenda Thomas - Treasurer

Doug Kreie - Director

Janice Hoquette - Director

Dennis Drury - Director

Also, with us is:

Brooke Gillman - Community Manager, FirstService Residential

Tiffany D'Aquila - Regional Director - FirstService Residential

Jose Ayala - FirstService Residential

For your knowledge, this portion of our meeting is being recorded in compliance with NRS 116. For those of us in person please silence all mobile phones at this time.

As is now customary with Board of Directors meetings, we will conduct two open forums. Speaking during the forums will be limited to a maximum of three minutes per speaker. Please when taking the floor to speak, come to the front of the isle, then state your name and address, for the record.

The first open forum will be related to agenda items **ONLY**. All discussion points during the first open forum, must be germane to the agenda item being discussed. We kindly ask attendees to remember that this is a meeting of the Board of Directors and in as much, following this initial forum no additional questions, comments or interjections will be permitted as the Board conducts its regular business.

Our second open forum, which takes place as the second to last agenda item, will be open toward any relative community issues or concerns expressed by members in attendance. Once again due to time constraints speaking will be limited during these forums to a maximum of three minutes per person. When taking the floor to speak, please come to the front of the floor, state your name and address for the record.

The Board of Directors reminds everyone in attendance that offensive, disruptive, dangerous, or intimidating behavior or commentary during the open forums or the meeting at large will not be tolerated. We encourage thoughtful, courteous, and respectful participation in this meeting and in all of the democratic processes of the Association.

Thank you for your attendance and participation. Your engagement is invaluable to the future of our community.

II. PLEDGE OF ALLEGIANCE

III. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

Background

In accordance with NRS 116.31085, the Board of Directors met in executive session prior to this meeting on February 25, 2026 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Background

In accordance with NRS 116.31083, this portion of the meeting is devoted to unit owners' comments and discussion of those items listed on the agenda only. Residents are permitted to speak to the Board of Directors during open forum but are asked to limit their concerns to 3 minutes. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

V. APPROVAL OF MINUTES

▶ **Action Required:** **Review/Motion**

Background

Enclosed, please find the minutes from the January 28, 2026 Board of Directors Meeting for review and approval.

Supporting Documents

DVCA BOD Minutes DRAFT - 1.28.26.pdf 8

VI. FINANCIALS

▶ **Action Required:** **Review Only**

A. DECEMBER 2025 FINANCIALS

▶ **Action Required:** **Review Only**

Proposed Resolution

Enclosed, please find the Financial Report for period ending **December 31, 2025.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$210,381.17
Cash in Reserve Accounts	$2,140,400.48
Assessment Delinquencies	$11,659.92
Fine Delinquencies	$52,430.00
Misc. Homeowner Delinquency	$5,108.16

# of Accounts in Collections & Status	19

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$17,237 **over** budget for the **month**
Expenses (over)/under budget year to date	$28,067 **under** budget for the **year**

RESERVE FUNDING DISCLOSURE:

The Association is in compliance with NRS 116.3115(2)(b) which states that the reserve funds have not been used for daily maintenance.

Supporting Documents

DVCA - December 2025 Condensed Financials.pdf 26

B. 2025 TAX RETURN

Background

Enclosed for **review and acknowledgement** is the 2025 tax filing. 2025 Taxes were filed and there was a payment due of $16,933.

Supporting Documents

DVCA - 2025 Tax Return - Signed 2.19.26.pdf 38

VII. REPORTS

▶ **Action Required:** Review Only

A. MANAGEMENT REPORT

Background

Since the last Board Meeting there have been 42 calls to the care center with most centered towards general Association information, and 13 new violations issued.

Updates from Management Since the Last Meeting:

- Management scheduled a Board/Committee workshop to take place in March
- The Community Manager is actively transitioning from Brooke Gillman to Jose Ayala with an effective date February 27, 2026

Supporting Documents

Monthly Activity Report - 2.18.26.pdf 45

B. PRESIDENT'S REPORT

Background

Carla Cole to provide oral report, if any.

C. ARCHITECTURAL COMMITTEE

Background

Report provided from the committee is attached to be read aloud.

Supporting Documents

February 2026 ARC Committee Report.pdf 47

D. BUDGET COMMITTEE

Background

None at this time.

E. COMMUNICATIONS COMMITTEE

Background

None at this time.

F. GATES & MONITORING COMMITTEE

Background

None at this time.

G. INFRASTRUCTURE COMMITTEE

Background

None at this time.

H. LANDSCAPE COMMITTEE

Background

None at this time.

I. RULES & REGULATIONS COMMITTEE

Background

None at this time.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

▶ **Action Required:** Review Only

Background

None at this time.

IX. LEGAL REVIEW, IF ANY

▶ **Action Required:** Review Only

Background

None at this time.

X. UNFINISHED BUSINESS

▶ **Action Required:** Review/Motion

A. STREET LIGHT REPAIRS/UPGRADES

▶ **Action Required:** Review/Motion

Background

The Board had the Infrastructure Committee looking into additional options for proposals.

Committee Board Liaison to provide an update.

B. MOTORCYCLE GATE REMOTES

▶ **Action Required:** Review/Motion

Background

Management has received a request for Motorcycle Gate Remote Magnets. Board sent this to the committee to research. Committee Board Liaison to provide update.

C. AT&T ACCESS AGREEMENT

▶ **Action Required: Review/Motion**

Background

Craig R. to discuss agreement issues and AT&Ts refusal to change it to what the Associations Attorney states it must be for the Association to legally accept it.

Supporting Documents

LKG Revised Agreement .pdf 49

LKG Comments.pdf 61

D. COST TO PAINT STOP

▶ **Action Required: Review/Motion**

Background

Management was not able to obtain actual cost proposals until locations were identified. This was sent back to committee in October.

The Board Committee Liaison to provide an update.

E. ELECTRONIC VOTING

▶ **Action Required: Review/Motion**

Background

The Board to discuss the possibility of obtaining bids for electronic voting.

F. INSURANCE - PACKAGE POLICY

▶ **Action Required: Review/Motion**

Background

FirstService Insurance is currently marketing the account seeking proposals.

Management is hopeful to obtain a proposal for vote prior to the meeting as the current policy end date it February 26, 2026, however due to the current state of the insurance market quotes can come back as little as one day prior to the policy expiration date.

XI. NEW BUSINESS

A. INSURANCE - CYBER INSURANCE RENEWAL

▶ **Action Required: Review/Motion**

Background

Enclosed for **review and approval** are the following Proposal(s) from **Coalition for Cyber Insurance Policy Renewal:**

Description	Price	Board Resolution
Cyber Insurance Policy Renewal - 3.7.26	$1,418 Annual Premium $0 Carrier Fee $- Broker Fee TBD Upon Approval $75 Processing Fee	

Current Annual Premium is - $1,376

Supporting Documents

DAYTON VALLEY COMMUNITTY ASSOCIATION CYBER APPLICA.pdf 73

B. SIERRA GATE - RENEWAL CONTRACT

▶ **Action Required:** Review/Motion

Background

Enclosed for **review and approval** are the following Proposal(s) from **Sierra Gate Renewal Contract:**

Description	Price	Board Resolution
Gate Preventative Maintenance	$300 Monthly $600 Quarterly	

Supporting Documents

SG_C_Service_Agreement_2026.pdf 94

C. SIERRA GATE PROPOSAL

▶ **Action Required:** Review/Motion

Background

Enclosed for **review and approval** are the following Proposal(s) from **Sierra Gate:**

Description	Price	Board Resolution
Palmer Gate - Cellular Control Board Replacement	$2,321.08	

Supporting Documents

quote_1846.pdf 99

D. BOARD MEETING ROOM RENTAL CONTRACT

▶ **Action Required:** Review/Motion

Background

Enclosed for **review and approval** are the following Proposal(s) from **the Dayton Valley Country Club:**

Description	Price	Board Resolution
Sierra Room Monthly Meeting Rental	$200 per month $2,000 per year	

Supporting Documents

Contract HOA Meeting 2026 FINAL.docx 101

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, MARCH 25, 2026 - NEXT BOARD MEETING

Background

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, March 25, 2026 at 5:00 pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

Background

In accordance with NRS 116.31083, this portion of the meeting is devoted to unit owners' comments and discussion of those items. Residents are permitted to speak to the Board of Directors during open forum but are asked to limit their concerns to 3 minutes. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

XIV. ADJOURNMENT

► **Action Required:** **Review/Motion**

Proposed Resolution

To adjourn the meeting.

Each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes of the meeting in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter no later than thirty (30) days after the meeting.

The Board may take action on any item listed on this agenda.