Docusign Envelope ID: 721AD918-CA20-4585-983B-470898EB4EAC

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
May 28 2025 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

May 28, 2025 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present

Brenda Thomas - Treasurer
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President
Janice Hoquette - Director

Directors Absent

Evelyn Allred - Secretary

Additional Attendees

Brooke Gillman - Community Manager - FirstService Residential
Tiffany D'Aquila - Regional Director - FirstService Residential

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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 28, 2025 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

A motion was made to approve the April 1, 2025 Board of Director meeting minutes with a minor spelling correction.

Motion: Carla Cole
Second: Dennis Drury

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

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VI. FINANCIALS

A. FEBRUARY & MARCH 2025 FINANCIALS

Resolved

Treasurer's Report below is specific to period ending **March 31, 2025:**

BALANCE SHEET:

Cash in Operating Accounts	$192,268.17
Cash in Reserve Accounts	$2,380,827.07

DELINQUENCIES

Assessment Delinquencies	$3,508.93
Fine Delinquencies	$89,450.00
Misc. Homeowner Delinquency	$8,533.42
# of Accounts in Collections & Status	4

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$4,770 **over** budget for the **month**
Expenses (over)/under budget year to date	$10,672 **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.

VII. REPORTS

A. COMMITTEE MEMBER ASSIGNMENTS

Resolved

1. The Board accepted the following committee resignations:

- Mitch Feather from Rules & Regs, IT, Newsletter, Budget, and Gates & Monitoring on April 22, 2025.
- Sandy Mass from Rules & Regs and IT committee on May 5, 2025

2. The Board acknowledged the removal of Sandy Mass from the Website admin and Newsletter Committee by the Board outside of a meeting on May 5, 2025.

3. A motion was made to add Patti & Roger Rocha to the ARC Committee and accept the committee as therefore listed.

4. A motion was made to add Brenda Thomas as Chair and Craig Robinson as a member to the Budget Committee and accept the committee as therefore listed.

5. A motion was made to add Katie Mitchell to the Communications Committee as a non homeowner and have an NDA supplied by legal signed, there will be no fee charged by Katie for her assistance.

6. A motion was made to add Craig Robinson and Janice Hoquette to the Communications Committee and accept the committee as therefore listed.

7. A motion was made to add Janice Hoquette and Craig Robinson to the Gates & Monitoring Committee as well as grant them access to the monitoring system and accept the committee as therefore listed.

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8. A motion was made to add Susan Cooper as chair, Craig Robinson and Lamar Bailey to the Infrastructure Committee and accept the committee as therefore listed.

9. A motion was made to approve the Landscape Committee as listed.

10. A motion was made to add Craig Robinson as Liaison and Janice Hoquette to the Rules & Regulations Committee and accept the committee as therefore listed.

ARC Committee

- Doug Kreie - Liaison
- Karina Stevens - Member
- Debra Henshall - Member
- Patti Rocha - Member
- Roger Rocha - Member

Budget Committee

- Carla Cole - Liaison
- Brenda Thomas - Chair
- Craig Robinson - Member

Communications Committee (merge of IT & Newsletter)

- Carla Cole - Liaison
- Craig Robinson - Member
- Janice Hoquette - Member
- Katie Mitchell (non-homeowner) - Member

Gates & Monitoring Committee

- Dennis Drury - Liaison
- Janice Hoquette - Member
- Craig Robinson - Member

Infrastructure Committee

- Dennis Drury - Liaison
- Susan Cooper - Chair
- Lamar Bailey - Member
- Craig Robinson - Member
- Jeanette Peck - Member

Landscape Committee

- Carla Cole - Liaison
- Tom de Uriate - Chair
- Bruce Thiel - Member

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- Dennis Drury - Member

Rules & Regulations Committee

- Craig Robinson - Liaison
- Dennis Drury - Member
- Carla Cole - Member
- Doug Kreie - Member
- Janice Hoquette - Member

First Motion
ARC Committee

Motion: Carla Cole
Second: Dennis Drury

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

Second Motion
Budget Committee

Motion: Carla Cole
Second: Janice Hoquette

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

Third Motion
Katie Mitchell to the Communications Committee

Motion: Carla Cole
Second: Janice Hoquette

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

Fourth Motion
Communications Committee

Motion: Carla Cole
Second: Dennis Drury

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

Fifth Motion
Gates & Monitoring Committee

Motion: Dennis Drury
Second: Carla Cole

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

Sixth Motion
Infrastructure Committee

Motion: Dennis Drury
Second: Craig Robinson

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

Seventh Motion

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Landscape Committee

Motion: Carla Cole
Second: Janice Hoquette

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

Eighth Motion
Rules & Regulations Committee

Motion: Carla Cole
Second: Janice Hoquette

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

B. MANAGEMENT REPORT

Since the last Board Meeting there have been 15 ARC submittals, 77 calls to the care center with most centered towards general Association information, and 62 new violations issued with majority being landscape focused now that winter holds have come to an end.

Since the last meeting Management has:

- successfully hosted the election meeting and assisted the new Board members get acquainted with the systems and processes over the last month.
- coordinated with SNC to successfully complete the slurry seal

C. PRESIDENT'S REPORT

Report provided by Carla Cole attached.

Supporting Documents

Presidents Message for May Board Meeting.pdf 12

D. LANDSCAPE COMMITTEE

No report at this time.

E. ARCHITECTURAL COMMITTEE

No report at this time.

F. INFRASTRUCTURE COMMITTEE

Report provided by the committee attached.

Supporting Documents

05-14-2025 DVCA Infrastructure Committee report.pd.pdf 15

G. GATES & MONITORING COMMITTEE

No report at this time.

H. RULES & REGULATIONS COMMITTEE

No report at this time.

I. NEWSLETTER COMMITTEE

Resolved

No report at this time.

J. IT COMMITTEE

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No report at this time.

K. BUDGET COMMITTEE

No report at this time.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. RESCIND THE DVCA EMAIL POLICY - 5.5.25

Resolved

The Board rescinded the DVCA email policy on May 5, 2025.

B. WITHDRAWN APPROVAL - PEZZUTO ELECTRIC PROPOSAL - 4.8.25

Resolved

The Board withdrew the approval for the Pezzuto Electric Proposal on the Streetlights on April 8, 2025.

C. BRIGHTVIEW - BACKFLOW REPAIR - $1,152.94

Resolved

The Board approved the proposal from BrightView to repair the damaged Backflow at Bayhill on 4.17.25 in the amount of $1,152.94.

D. PALMER GATE HOUR CHANGE - 6AM TO 8PM

Resolved

The Board voted to change the Palmer Gate hold open hours to be 6am to 8pm on April 21, 2025.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. ELECTRONIC VOTING PROPOSALS

Resolved

The Board sent this item to the committee for review and to report back on in the June meeting. Management recommended getting an updated proposal if this is something they would like to proceed with as the proposal is six months old.

B. TOWING ENFORCEMENT

Resolved

The Board would like Management to get pricing on a company to come out and complete the 12am - 6am parking enforcement.

C. EMAIL POLICY

Resolved

A motion was made to accept the new email policy.

Motion: Carla Cole
Second: Dennis Drury

- ***Resolved***
  The motion passed unanimously

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D. CODE OF CONDUCT POLICY

Resolved

A motion was made to accept the new policy with the addition of including Committee Members.

Motion: Carla Cole
Second: Dennis Drury

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

E. COMMUNICATIONS COMMITTEE CHARTER

Resolved

The Board referred this item to the Committee for review and Board recommendation.

F. INFRASTRUCTURE COMMITTEE CHARTER

Resolved

A motion was made to accept the new Infrastructure Committee Charter.

Motion: Dennis Drury
Second: Janice Hoquette

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

G. CRUDEN BAY BLOCK WALL GRAFFITI REMOVAL PROPOSAL

Resolved

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

Company	Description	Price	Board Resolution
EPS	Graffiti Removal	$3,850.00	This wall is owned by the lot owner not the Association. A motion was made to defer this to the owner of the lot.

Motion: Carla Cole
Second: Dennis Drury

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

H. ARC - COMPOSITE ROOFING

Resolved

A motion was made to accept the recommended language for the Arc Guidelines on composite roofing.

Motion: Craig Robinson
Second: Dennis Drury

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

I. CC&R REVISIONS

Resolved

A motion was made to postpone this pending a reserve assessment of what it would cost to add in the sidewalks and clarification from legal proposed CC&R revision item is able to be voted on separately.

Motion: Dennis Drury

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Second: Craig Robinson

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

XI. NEW BUSINESS

A. POLICY & PROCEDURE FOR CODE OF CONDUCT SUBMISSIONS

Resolved

A motion was made to adopt the attached form for all violation and code of conduct related complaints and have LKG include the form in the code of conduct policy itself.

Supporting Documents

Dayton Valley Formal Complaint Form.pdf 18

Motion: Carla Cole
Second: Craig Robinson

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

B. CRUDEN BAY SHARED WALL INSURANCE

Resolved

Due to the deductible for the policy being $10,000 the Board would like to seek new proposals for comparison.

C. 2026 RESERVE UPDATE

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Better Reserve Consultants:**

Company	Description	Price	Board Resolution
Better Reserve Consultants	2026 Reserve Financial Update	$1,450.00	A motion was made to accept the proposal and ensure sidewalks are included and streetlights. The Board would also like to set up a meeting with Mari Jo to discuss the update.

Motion: Carla Cole
Second: Janice Hoquette

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

D. STREET LIGHTS - ELECTRICAL ENGINEER REPORT

Resolved

The report states the below:

Replace - C1, C8, C14

Fine - C2, C5, C6, C7, C9, C10, C11, C12, C13, C15, C16, C18

New Pole - C4

Structural Engineer Assessment - C3

Superficial Scratches - C17

A motion was made to accept the report.

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Motion: Dennis Drury
Second: Brenda Thomas

- ***Resolved***
  The motion passed unanimously

E. STREET LIGHTS - STRUCTURAL ENGINEER PROPOSAL

Resolved

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

Company	Description	Price	Board Resolution
Sierra BIM Solutions	Structural Engineer Assessment on Street Lights	$1,600.00 *Optional $600 Expediate Fee*	A motion was made to accept the proposal without the expediting fee.

Motion: Dennis Drury
Second: Brenda Thomas

- ***Resolved***
  The motion passed unanimously

F. CPA MEETING RECAP

Resolved

A motion was made to remove this item from the agenda moving forward as there is no money being received at this time to engage the CPA on.

Motion: Carla Cole
Second: Dennis Drury

- ***Resolved***
  The motion passed unanimously

G. HYBRID MEETINGS

Resolved

The Board held discussion on how to functionally hold hybrid meetings moving forward. Multiple technological items would need to be purchased in order to successfully hold functioning hybrid meeting in which all parties can hear all discussion happening. The Board decided not to move forward and continue in person meetings only. A motion was then made to drop this item from the agenda moving forward.

Motion: Dennis Drury
Second: Alvin Kreie

- ***Resolved***
  The motion passed unanimously

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JUNE 25, 2025 - NEXT BOARD MEETING

Resolved

A motion was made to change the June meeting to Wednesday, June 18, 2025 at 5:00 pm.

Motion: Carla Cole
Second: Dennis Drury

- ***Resolved***
  The motion passed unanimously

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

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- 359 Royal Troon Dr - commented on the landscape work that has been completed this month and the Board adopting the maintenance of sidewalks.
- 610 Champions Dr - commented on the agenda not being posted, Carla Cole clarified that it was posted on the FSR portal. Comments were also made on starting the meeting slightly early and the stop sign line in need of painting on Champions Dr.
- 662 Saint Andrews Dr. - commented on the letter provided to the Board prior to the meeting and asked they review it.
- 520 Cypress Point Dr - commented on the weed issues on vacant lots.
- 681 Saint Andrews Dr. - commented on increasing the attendance at the meetings and how they can accomplish this.
- 276 La Costa Ct. - commented on the Board taking on sidewalk maintenance and if they have considered the need and cost of easements that may be needed.
- 610 Saint Andrews Dr. - commented on the expense to replace his sidewalk.
- 674 Saint Andrews Dr. - commented on the Board taking on sidewalk maintenance and expressed her disagreement.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 6:06 pm.

Motion: Alvin Kreie
Second: Brenda Thomas

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

Evelyn Allred

6/23/2025

APPROVED **DATE**

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Presidents Message for May Board Meeting.pdf

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President's Message

Dear Homeowners,

Thank you for your patience and cooperation during the slurry seal project. While we understand it caused some inconvenience, this necessary work helps protect and extend the life of our roads.

I'm also incredibly excited to welcome our new board members. We have a lot of work ahead, and I'm confident that with their energy and commitment, we'll continue making meaningful progress.

A heartfelt thank you to the committee members who have reinstated their desire to help and rejoined the board effort. Your renewed dedication is both valued and appreciated.

I'd also like to address some misinformation currently circulating on Nextdoor:

1. **Fines and Appeals**: Homeowners ***cannot*** appeal a violation. You may appeal a decision made by the Architectural Committee to the Board. However, challenging a fine is considered a **fine waiver request**, which follows a different process.
2. **Board Meetings** locations are conducted in accordance with our governing documents and not in board members homes.
3. **Parking Enforcement**: Parking enforcement is currently paused due to an issue we experienced this year.. The safety of our residents and committee members is our top priority, and we are carefully evaluating the best course of action to proceed.
4. **Communication is Key**: We can't fix what we don't know. If you have a question or concern about your property or a community issue, please contact FSR. Posting HOA information on Nextdoor spreads misinformation and creates unnecessary conflict—**in fact, 99.9% of what's posted there is inaccurate**.
5. **Committee Member Insurance Coverage**: Contrary to claims being made, **DVCA's insurance policy does cover committee members**. The insurance provider is fully aware of the number of committees and members, and our coverage and premiums reflect this.
6. **Website and Newsletter Content**: A claim has been made that a link on the website to the Women's Golf Club constitutes a conflict of interest. This is absolutely inaccurate. It is not a conflict for DVCA to include information or links about events at the golf course or other nearby community activities,

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whether on our website or in the newsletter. The claim that the newsletter is for "members only" is also false. The newsletter has no confidential information; it contains public content meant to inform and engage the broader community. The notion that other HOAs do not include this information in their newsletters is untrue.

Per our contract, FSR (FirstService Residential) is obligated to perform one compliance check per month. In July 2023, they conducted an additional check at no charge due to a reduction in paid meetings. That extra service will end this month unless the board elects to fund it. The cost is significant—it includes roughly four hours of inspection, administrative processing (duplication and mailing), and hearings, which are billed at $100 per hour for FSR staff. One monthly compliance check will be sufficient, particularly regarding a potential increase in the FSR renewal contract, which we expect to discuss at the June meeting.

Residents may report potential violations by submitting photos to FSR at any time. FSR will independently determine if a violation has occurred before issuing a notice. The identity of the reporting party is never disclosed, unless challenged in a hearing.

Lastly, I want to emphasize the importance of the **Code of Conduct**. It sets the expectations for respectful and ethical behavior among board and committee members. This board sees it as a necessary tool to reduce dysfunction, foster professionalism, and ensure productive, civil interactions. It is on the agenda to amend the Code of Conduct; if it is used to issue frivolous violations, the accuser may be billed for the legal fees.

In closing, I want to inform the community that the Legacy 49 and DVCA attorneys are scheduled to meet sometime in June. As of today, **Legacy 49 has not received funds**, and **no agreement has been presented to the Board**. Moving forward, the **Infrastructure Committee will take the lead** on the Legacy Project and the Silverado Road Maintenance Agreements. As a reminder, committees **make recommendations to the Board—they do not negotiate on behalf of the HOA**.

Carla Cole

DVCA President

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05-14-2025 DVCA Infrastructure Committee report.pd.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Infrastructure Committee

Member Reporting: Susan Cooper

Major Accomplishments

1. **The Infrastructure Committee is back and better than ever!** With the election of the newly appointed DVCA Board of Directors, the Infrastructure Committee is back and better than ever! We held a meeting May 14, 2025. It is the first meeting since January 2025 when committee members resigned due to conflict of interest over the removal of DVCA President Carla Cole. The Infrastructure Committee has three new members, recommendations to nominate Board Liaison, Chairperson, Minutes Secretary and Appointee to Special Projects

2. **The Infrastructure Committee Charter.** The committee has reviewed, signed and approved the Infrastructure Committee Charter.

3. **FSR Confidentiality Agreement**. New Infrastructure Committee members have reviewed and signed the FSR Confidentiality agreement.

4. **Slurry Seal on all DVCA community roads is in the process of being completed.** Over the past many years Sierra Nevada Construction has performed structural repairs to include crack seal, cut-and-patch and utility cover repair in preparation for slurry seal on all DVCA roads. The DVCA community now has structurally sound and newly paved roads throughout the community.

Upcoming Objectives and Goals/Tasks

1. **Easements Rights and Road Maintenance costs along the Palmer Road Corridor.** The Infrastructure Committee will continue to discussed easement rights and the impact of road maintenance costs concerning the communities of Legato, Airport Parkway and/or any new housing developments by Legacy 49 along the Palmer road corridor.

2. **Repair and/or Replacement of DVCA owned street lights.** It is established that the DVCA community privately own 20 street lights (17 existing lights and 3 additional light pad foundations) located on Armstrong Court, Augusta Court, Bayhill Circle, Glen Eagles Court and Spy Glass Court. During April 2025, Jensen Electrical Engineering Inc. was contracted to investigate the condition of the 17 existing DVCA owned streetlights. The Infrastructure Committee will present their recommendations.

3. **NV Energy Street Light Audit.** In September 2024 NV Energy and Infrastructure committee members physically met to audit and inspect 91 street lights in the DVCA community. Despite numerous attempts from the committee to find out the status of the audit, NV Energy has not yet confirmed their findings.

Committee Recommendations

1. **Infrastructure Committee nominations:** The Infrastructure Committee would like to recommend to the DVCA Board of Directors to approve the nomination of Dennis Drury as Board Liaison, Susan Cooper as Chairperson and Minutes Secretary and Jeanette Peck as Appointee to Special Projects

2. **The Infrastructure Committee Charter:** The Infrastructure Committee recommends the DVCA Board of Directors approve the Infrastructure Committee Charter.

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3. **Easement Rights:** The Infrastructure Committee recommends that any and all discussions, negotiations, agreements and/ or contracts concerning easement rights along the Palmer road corridor concerning the communities of Legato, Airport Parkway and/or any new housing developments by Legacy 49 strictly go through legal channels and be worked out between the lawyers of the DVCA and Legacy 49.

4. **Repair and/or Replacement of DVCA owned street lights:** The Infrastructure Committee recommends the DVCA Board of Directors look at the submitted recommendation letter by Appointee to Special Projects, Jeanette Peck concerning the electrical engineering inspection report and her suggestions on the repair and/or replacement of the 20 DVCA owned street lights.

5. **Reserve Study update:** The Infrastructure Committee recommends the DVCA Board of Directors to request an update to the 2026 that Reserve Study to recalculate the funding level needed of replace 20 DVCA owned street lights. To date the Reserve Study only allocates $20,000.00 for street lights.

6. **NV Energy Street Light Audit:** The Infrastructure Committee recommends the DVCA Board of Directors request that Brooke Gillman, Community Manager of FSR to continue to contact Kellcey Waldaias, Sr. Lines Construction Maintenance Admin and Jennifer Craig at NV Energy to find out the status of the audit.

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Dayton Valley Formal Complaint Form.pdf

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Dayton Valley Community Association

Dayton Valley Formal Complaint Form
Alleged Violation of Governing Documents

Owner Information:

- Name: _____
- Address: _____
- Email Address: _____
- Phone Number: _____

Complaint Details:

- Date of Alleged Violation: _____
- Nature of Violation (please check all that apply):
  - ☐ Architectural Violation
  - ☐ Landscaping Violation
  - ☐ Noise Violation
  - ☐ Parking Violation
  - ☐ Pets/Animal Violation
  - ☐ Code of Conduct Violation
  - ☐ Other (please specify): _____

Description of Alleged Violation:
(Please provide a detailed description of the violation, including the specific governing document or rule you believe has been violated.)

FirstService RESIDENTIAL

639 Isbell Rd Ste 320
Reno, NV 89509
775.624.8805
https://daytonvalley.connectresident.com

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Dayton Valley Community Association

Evidence of Violation:
(Please attach any relevant documentation or evidence, such as photographs, witness statements, or correspondence.)

- ☐ Photo(s) attached
- ☐ Witness Statement(s) attached
- ☐ Other evidence: _____

Acknowledgment:
I understand that by submitting this formal complaint, the complaint is pertaining to a compliance issue against another resident/Board Member, and the Association cannot release the details of the information including if there were any action taken against the subject of the complaint. If the compliance issue is verified, the Association will be addressing it directly to the offending party.

Signature: _____
Date: _____

Submission Instructions:
Please submit this completed form to FirstService Residential via the link,https://nvsupport.fsresidential.com/, or by mail, 639 Isbell Rd Ste 320 Reno, NV 89509, for review by the Board or appropriate committee.

639 Isbell Rd Ste 320
Reno, NV 89509
775.624.8805
daytonvalley@fsrnevada.com
https://daytonvalley.connectresident.com