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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting - IMMEDIATELY FOLLOWING ANNUAL MEETING

Dayton Valley Golf Clubhouse
April 22 2026 – 5:20 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting - IMMEDIATELY FOLLOWING ANNUAL MEETING

April 22, 2026 5:20 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present
Brenda Thomas - Treasurer
Evelyn Allred - Secretary
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President
David Perlman - Director

Directors Absent
Dennis Drury - Director

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

The Board of Directors meeting was called to order by Carla Cole at 5:19 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 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

No comments at this time.

V. BOARD OF DIRECTORS SEAT SELECTION

Background

he Board of Directors Seat Selections:

- President - Carla Cole
- Vice President - Craig Robinson
- Secretary - Evelyn Allred
- Treasurer - Brenda Thomas
- Director - Doug Kreie

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- Director - David Perlman
- Director - Dennis Drury

First Motion
Seat Position to remain the same.

Motion: Evelyn Allred
Second: Alvin Kreie

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

Second Motion

Motion: Carla Cole
Second: Alvin Kreie

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

VI. APPROVAL OF MINUTES

Resolved

The Board of Director made a motion to approve the March 25, 2026 Board meeting minutes with he minor spelling changes.

Motion: Evelyn Allred
Second: Brenda Thomas

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

VII. FINANCIALS

A. FEBRUAURY 2026 FINANCIALS

Resolved

Enclosed, please find the Financial Report for period ending **February 28, 2026.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$276,183.36
Cash in Reserve Accounts	$2,223,330.95
Assessment Delinquencies	$18,174.94
Fine Delinquencies	$47,540.00
Misc. Homeowner Delinquency	$5,830.55
# of Accounts in Collections & Status	12

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$2,370 underbudget for the **month**
Expenses (over)/under budget year to date	$8,083 **over** budget for the **year**

RESERVE FUNDING DISCLOSURE:

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

VIII. REPORTS

A. MANAGEMENT REPORT

Since the last Board Meeting there have been 76 calls to the care center with most centered towards general Association and account balance information, and 34 new violations issued.

Updates from Management Since the Last Meeting:

- Management held a Board/Committee workshop to take place on April 8th.

B. PRESIDENT'S REPORT

No report at this time

C. ARCHITECTURAL COMMITTEE

12 Applications were submitted and reviewed by the Architectural Committee. Committee reminded owners if interested in conducting a home project, an architectural application must be submitted for review and approval.

D. BUDGET COMMITTEE

The Budget Committee is scheduled to meet in June.

E. COMMUNICATIONS COMMITTEE

Resolved

Newsletter for April has been moved to May due to Canva transition from prior email has caused delays.

F. GATES & MONITORING COMMITTEE

No report at this time

G. INFRASTRUCTURE COMMITTEE

The committee met on April 2nd to discuss on light/bulb replacement.

H. LANDSCAPE COMMITTEE

Actively working to prepare the community for summer, working closely with Landscape vendor.

I. RULES & REGULATIONS COMMITTEE

No report at this time

IX. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

Board is waiting for a response from legal.

Motion: Carla Cole
Second: Brenda Thomas

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

B. AT&T ACCESS AGREEMENT

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Resolved

Board has moved to remove item from the Agenda.

Motion: Craig Robinson
Second: Carla Cole

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

X. NEW BUSINESS

A. BOARD MEMBERSHIP FOR CAI EDUCATION

Background

Board has moved to postpone agenda item to the May meeting.

B. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

Board moved to engage legal regarding NRS.

The Infrastructure Committee is currently evaluating the street lighting for Bayhill and Augusta Court and has been working closely with Minden Electric and NV Energy to assess available options.

Should the Committee ultimately recommend removing the existing poles and installing new ones, we would like clarification as to whether such an action would be permissible under NRS. Dennis identified two potentially applicable sections: **NRS 116.3112 – Conveyance or Encumbrance of Common Elements** and **NRS 116.3113 – Insurance: General Requirements**.

Motion: Carla Cole
Second: Brenda Thomas

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

C. MAILBOX AREA IMPROVEMENTS

Background

Board moved to remove item from the agenda.

Motion: Carla Cole
Second: Brenda Thomas

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

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, MAY 27, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, May 27, 2026 at 5:00 pm.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

Owners had comments on:

- Status of bids to replace lights on property.
- Parking Pass number.

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- Golf Maintenance concern, Management advised maintenance is done by the Golf Course, as the HOA is a separate entity.

XIII. ADJOURNMENT

Resolved

The made a motion 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.

Motion: Evelyn Allred
Second: Alvin Kreie

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

Evelyn S Allred

7/20/2026

APPROVED **DATE**