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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

Dayton Valley Golf Clubhouse
June 26 2024 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

June 26, 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
Ronald P McRae Tr - Director

Directors Absent

James Kepler - Director

Additional Attendees

Brooke Gillman- Community Manager - FirstService Residential
Stephanie Viau - Regional Director - FirstService Residential
James Kepler - Intermittently Present

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 5:12 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 June 26, 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

A motion was made to approve the May 22, 2024 Board of Directors meeting minutes pending minor spelling edits.

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Motion: Sandra Mass Trs
Second: Carla Cole

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

VI. FINANCIALS

A. APRIL 2024 FINANCIALS

Resolved

The Board motioned to approve the financial summary and financial statement for the period ending April 30, 2024.

Motion: Sandra Mass Trs
Second: Carla Cole

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

VII. REPORTS

A. MANAGEMENT REPORT

Management to provide a report and overview of the monthly activity report since the last board meeting: 11 ARC submittals, 78 calls to the care center, and 73 new violations issued with majority being landscape focused now that weather has improved.

Since the last meeting:

- Proposals were collected for landscaping contracts
- Proposals were collected to replace the glass in the gate house windows
- Reserve Study update meeting took place on June 18th
- Sought a new banking analysis to improve investment position for board review

Future projects

- Proposals for HVAC in the gate houses
- Slurry Seal project

B. PRESIDENT'S REPORT

Carla Cole reported that the Board met with the reserve specialist on June 18th, she is gathering all the hard costs and will advise the Board if their is a need to raise the Assessments for 2025 based on those figures. The RED development is moving right along and Ron McRae will report on the progress later on in the agenda. The Rules and Regulations Committee (aka CC&R Committee) is generating a lot of interest as they work to amend the CC&Rs. There are currently about 7-8 people interested in doing this amendment. The amendment can be done and about 7-8 people are needed to complete this task. Carla also proposed creating an additional Committee to focus on the new neighboring developments called the Community Outreach Committee.

Resolved

A motion was made to create a Community Outreach Committee.

A motion was made to appoint Ron McRae as the Board Liaison for the new Community Outreach Committee.

The Committee members are Ron McRae, Carla Cole, Dennis Drury, Sandy Mass, Mitch Feather, Russ Olmo, Chris Hansen, and Lynda Marz.

First Motion
Formation of Community Outreach Committee

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Motion: Carla Cole
Second: Dennis Drury

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

Second Motion
Appoint Ron McRae as Committee Liaison

Motion: Carla Cole
Second: Dennis Drury

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

C. LANDSCAPE COMMITTEE

Tom reported that Management sent out RFPs to 8 new companies for landscaping contracts. The Palmer gate landscape renovation began today and may take a few days to complete.

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

Susan reported the community had their last monthly meeting on June 6, 2024.

At the meeting they focused on the following topics:

- The scoping of the drain at Champions Drive. Brooke Gillman to provide a further update on upcoming scheduled work with EPS.
- Obtaining proposals from SNC and Cruz construction to complete the slurry seal on the roads slated for this year. On June 26, 2024 Committee members Susan Cooper, Dennis Drury, and Lamar Bailey met with SNC and Cruz construction separately for a consultation on the DVCA roads and the slurry seal. The consultations included sagging, alligatoring, cobbling, and delamination of crack sealing. As well as repairing any exposed concrete that may be around any utility, water, and sewer covers. Both SNC and Cruz agreed that the DVCA roads are in really good condition and with a consideration of structural repairs the slurry seal project slated for this year in the reserve study may be able to be postponed until Spring of 2025. The Committee formally requested both companies to submit proposals for structural repairs and the slurry seal.
- Streetlight repairs. The new Committee member Ron McRae has done an outstanding job locating and identifying DVCA owned community streetlights vs NV Energy owned streetlights. Ron also identified any repairs needed to the DVCA owned streetlights.

Gene Cowles asked Susan about the red striping in front of the fire hydrants as they are in need of refresh. Susan stated this is part of the proposals for the upcoming slurry seal and it was requested that the costs for each road item in need be itemized in the proposals from both SNC and Cruz.

Brooke Gillman reported that EPS will be out within the next week or two to complete the Champion drain project. No specific date provided at this time but the Board will receive an update once Management receives date confirmation. Carla Cole provided that the Champion drain issue has been ongoing for some time and the drain would back up causing water to flood half way up the Homeowner's driveways. EPS came out and scoped the drain to discover it lead no where and was clogged with tree roots and trash. The work EPS is to complete in July will have the drain let out onto the golf course with should alleviate the flooding on Champions Drive in the future.

The next Committee meeting is scheduled for July 9, 2024.

F. RULES & REGULATIONS COMMITTEE

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Carla reported that back in 2010 a large group of Homeowners got together and amended the CC&Rs, it is a very long process and involves attorneys because it has to be recorded. A lot of the current CC&Rs are outdated and issues are arising like VRBOs and short term rentals. These are the reasons why the Board and Committee want to seek the revision of the CC&Rs. If you are interested in assisting on this process please let the Board know.

G. NEWSLETTER COMMITTEE

Sandy reported that the Committee will be scheduling a meeting within the next week. Carla Cole asked anyone who still receives the Newsletter by snail mail to sign up to receive it via email to receive it quicker.

Mitch Feather reported that he contacted the Lyon County Sheriff to come do a Town Hall on the dangers related to senior fraud, as well as their involvement on the initiative to reduce the rate of fraud in the country. Mitch requested an announcement go out to the community in the next Newsletter as well as a possible email blast.

H. IT COMMITTEE

Sandy reported that 178 parking passes were issued through the end of April with more focused on trailers and RVs now that summer has arrived. 27 new accounts have signed up. Sandy also requested community/local photos for future posting, the website photo will be updated sometime in July. An email from waste management was received and pick up will still take place on Thursday with the July 4th holiday. Any new volunteer who has not signed a confidentiality agreement please complete one as soon as possible.

I. GATES & MONITORING COMMITTEE

Dennis reported that the Committee met with the new members Mitch and Janice. There are bids out for glass replacement in the gate houses. Management is working to send out for bids on HVAC in the gate house to keep the electronics cool. Management has a monitoring policy for the Committee to review and revise.

J. BUDGET COMMITTEE

Sandy reported nothing will be taking place within the Committee until August.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. BRIGHTVIEW - AUGUSTA CT VALVE REPAIR - $1,126.46

IX. UNFINISHED BUSINESS

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

Resolved

The Board would like to send this to the committee and postpone until the next Board meeting.

B. BRIGHTVIEW LANDSCAPE CONTRACT RENEWAL

Resolved

A motion was made to send this to the Committee for review and postpone until the next Board meeting.

Motion: Carla Cole
Second: Dennis Drury

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

X. NEW BUSINESS

A. LANDSCAPE PROPOSALS

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Resolved

Management reached out to eight (8) contractors to request proposals for landscaping contracts. Sealed proposals were obtained from the following contractors:

Contractor	Price	Board Resolution
T&T	$51,000.00 per year $4,250.00 per month or $5,000.00 per month March - November $2,000.00 per month December - February	Send to Committee for Recommendation
Reno Green	$58,464.00 per year $4,872.00 per month or $5,143.00 per month March - November $4,060.00 per month December - February	Send to Committee for Recommendation
Moana Nursery	$89,040.00 per year $7,420.00 per month	Send to Committee for Recommendation

The following contractors did not submit proposals by the deadline:

- **All Seasons** - No Bid received
- **Reliance** - declined to bid; outside of service area
- **Newmarker Lawn & Garden** - declined to bid; outside of service area
- **Emerald -** declined to bid; unable to bid due to current client demand
- **Antonucci** - declined to bid; outside of service area

B. COMMON AREA STREET LIGHT AUDIT

Resolved

Ron reported that an audit of the street lights within the Association. There was a concern that the amount of street lights the Association is being charged for does not equal the amount of street lights owned. Street lights are not metered, they are hooked up to the grid and charged accordingly.

- The spreadsheet shows shows 91 streetlights.

- There are a physically only 83 streetlights in the DVCA community.
  - There are 18 DVCA owned green streetlights off Bayhill, Glen Eagles and Spyglass.
  - There are 2 green street lights on Sawgrass owned by NVE
  - There is 1 green street light at the beginning of La Costa owned by NVE
  - There are an 62 standard streetlights

- The spreadsheet is inaccurate:
  - It shows 3 streetlights in Airpark (Armstrong)
  - 4 duplicates (1 has a different "light number")

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- 1 simply can't be located (the address is bad)
- There are also some street address errors.

Ron requested Management to report the NV energy owned streetlights in need of repairs to NV energy and contact an electrician for proposals on repairs and conversion to LED bulbs for the DVCA owned streetlights.

C. GATE HOUSE GLASS REPLACEMENT PROPOSAL

Resolved

Enclosed for review and approval are the following proposal(s) from **Capital Glass:**

Proposal #	Description	Price	Board Resolution
#CS24-1017-1	Glass Replacement w/Solar	$20,480.00	Postpone until next Board meeting

D. FENCE REPAIR PROPOSAL

Resolved

Enclosed for review and approval are the following proposal(s) from **JP Fence**:

Proposal #	Description	Price	Board Resolution
#702-24	254 Cruden Bay	$1,687.50	A motion was made to approve the proposal from JP Fence.

Motion: Dennis Drury
Second: Carla Cole

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

E. FIRSTSERVICE FINANCIAL (FFI) - INVESTMENT ANALYSIS

Resolved

A motion was made to approve the recommendation from the financial team to have another $250k 1 year CD with Morgan Stanley to continue yield of 5.3% on this balance (annual earnings of $13,250) while redeeming the other $250k to be liquid based on pending reserve projects outlined.

Motion: Dennis Drury
Second: Eugene Cowles Jr

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

F. GATE HOUSE HVAC PROPOSALS

Resolved

Management is still in process of obtaining proposals for HVAC at this time.

G. DVCA MONITORING POLICY DRAFT

Resolved

The Board would like the policies to be reviewed by the committee for revision recommendations and revisit at the next Board meeting.

H. SIERRA GATE - BAYHILL GATE BATTERY OPERATOR REPLACEMENT PROPOSAL

Resolved

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

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Proposal #	Description	Price	Board Resolution
#1204	Bayhill Gate - Replacement of Batteries in Operators	$1,395.75	A motion was made to approve the proposal from Sierra Gate.

Motion: Dennis Drury
Second: Carla Cole

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

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JULY 24, 2024 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, July 24, 2024 at 5:00 pm.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

Jon Colon asked about the responsibility of perimeter fencing, since the Association is responsible for the fences along the perimeter wall of Cruden Bay, are they responsible for his fence along the golf course. Brooke Gillman stated that the fencing along Cruden Bay is perimeter fencing for the community and the Homeowner is responsible for their neighbor to neighbor fencing while the Association is responsible for the back fencing as it is the perimeter to the community.

Kathy Philley asked when inspections begin on landscaping. Carla Cole stated that landscaping violations are enforced from April 1st to October 31st. Kathy asked if she needed to continue to send in photos of her landscaping for her open violation. Brooke Gillman let her know she would reach out to her next week. Kathy also would like to know how to find out more information on the new development as they missed the meeting. Ron McRae let her know that Jamie, the owner of RED will have one more Town Hall at the Golf Course.

Chris Hansen commented on the Red development and concerns with the road changes and gate changes and it is a crucial time for the Association to be involved. Ron McRae will get in contact with him about joining the new Community Outreach Committee.

XIII. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 6:13 pm.

Motion: Dennis Drury
Second: Sandra Mass Trs

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

Sandra A Mass aka Sandy Mass

7/26/2024

APPROVED **DATE**