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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
January 28 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

January 28, 2026 5:00 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
Janice Hoquette - Director

Directors Absent

Dennis Drury - Director

Additional Attendees

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 5:04 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 January 28, 2026 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 minutes from the October 22, 2025 Board of Directors meeting as presented.

Motion: Evelyn Allred
Second: Carla Cole

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

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VI. FINANCIALS

A. SEPTEMBER, OCTOBER & NOVEMBER 2025 FINANCIALS

Resolved

Treasurer's Report below is specific to period ending **November 30, 2025**:

BALANCE SHEET:

Cash in Operating Accounts	$232,622.62
Cash in Reserve Accounts	$2,114,174.45
Assessment Delinquencies	$17,998.41
Fine Delinquencies	$52,730.00
Misc. Homeowner Delinquency	$4,150.00
# of Accounts in Collections & Status	14

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$0 **over/under** budget for the **month**
Expenses (over)/under budget year to date	$0 **over/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. MANAGEMENT REPORT

Since the last Board Meeting there have been 192 calls to the care center with most centered towards general Association information and account balance inquiries, and 16 new violations issued.

Since the last meeting:

- Management held the 2026 budget ratification meeting.
- Management sent the 2026 Budget summary mailer out to the Community.

B. PRESIDENT'S REPORT

Presidents report attached.

Supporting Documents

January Presidents Message.pdf 7

C. ARCHITECTURAL COMMITTEE

Architectural Applications

- A total of **six (6) architectural applications** have been submitted since the last Board meeting.

Seasonal Planning Reminder

- Homeowners planning **exterior painting projects for the Spring** are encouraged to begin scheduling vendors now, as contractor availability fills up quickly during peak months.
- Please remember that **architectural applications must be submitted and approved prior to beginning any work**

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D. BUDGET COMMITTEE

Budget Committee report attached.

Supporting Documents

Budget Committee Report for January 2026.pdf 9

E. COMMUNICATIONS COMMITTEE

Resolved

None at this time.

A motion was made to add Mary Hawkins to the Communications Committee.

Motion: Carla Cole
Second: Craig Robinson

▶ *Resolved*
The motion passed unanimously

F. GATES & MONITORING COMMITTEE

None at this time.

G. INFRASTRUCTURE COMMITTEE

Infrastructure Committee report attached.

Supporting Documents

Infrastructure Committee Report 01.2026.pdf 11

H. LANDSCAPE COMMITTEE

Landscape Committee report attached.

Supporting Documents

Landscape Committee Report for January 2026.pdf 13

I. RULES & REGULATIONS COMMITTEE

Rules and Regulations report attached.

A motion was made to add Melonie Robinson and Joel Mannie to the Committee.

Supporting Documents

Rules and Regulations - January 2026.pdf 15

Motion: Carla Cole
Second: Brenda Thomas

▶ *Resolved*
The motion passed unanimously

J. DAYTON VALLEY AND DAYTON PARTNERS #1

Resolved

The parties continue to discuss the possible agreement with Dayton Partners. At the point there is a potential agreement between the parties, the contract will be placed on the agenda for the Board to discuss and consider whether to approve it or not.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

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None at this time.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. STREET LIGHT PROPOSAL

Resolved

For **review and approval** are the following Proposal(s) from **Pezzuto Electric:**

Description	Price	Board Resolution
3 Poles	$122,284.71	
5 Poles	$141,390.47	

A motion was made to deny the proposals form Pezzuto Electric.

Motion: Craig Robinson
Second: Carla Cole

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

B. CC&R REVISIONS

Resolved

As of the January 2nd deadline there have been 114 ballots received. The Board can extend the deadline per the language on the ballot. At least 307 more ballots will need to be received to be able to count the votes.

A motion was made to extend the voting by 180 days.

Motion: Craig Robinson
Second: Carla Cole
AYEs: Carla Cole, Craig Robinson, Brenda Thomas, Alvin Kreie, Janice Hoquette
NAYs: Evelyn Allred

- ***Resolved***
  The motion passed

C. MOTORCYCLE GATE REMOTES

Resolved

A motion was made to move this item to the February meeting.

Motion: Carla Cole
Second: Brenda Thomas

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

D. AT&T ACCESS AGREEMENT

Resolved

A motion was made to set a call with Craig and the Associations legal counsel to discuss if there are any options to compromise on this to get it done for the community.

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Motion: Craig Robinson
Second: Evelyn Allred

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

E. PARKING BOSS

Resolved

Passes have been handed out to 314 residents. The Board will be working to get the rest out over the coming weeks.

More information to come.

F. COST TO PAINT STOP

Resolved

A motion was made to move this item to the February meeting.

Motion: Carla Cole
Second: Brenda Thomas
AYEs: Alvin Kreie, Brenda Thomas, Janice Hoquette, Craig Robinson, Carla Cole
NAYs: Evelyn Allred

- ***Resolved***
  The motion passed

G. GATE HOUSE ROOF INSPECTION & PROPOSAL

Resolved

Dynamic National completed an inspection of both gate house roofs and provided a report and a proposal for some minor repairs to the Bayhill roof.

The Board wanted a second opinion at the October meeting. Roof Crafters took a look and do not believe the roof needs any work done at this time.

For **review and approval** are the following Proposal(s) from **Dynamic National:**

Description	Price	Board Resolution
Bayhill Gate House Roof - Remove and Replace cap seal on roof jack and Replace and Install fasteners where neoprene screws are located	$1,650	

A motion was made to deny the proposal and take no action.

Motion: Carla Cole
Second: Janice Hoquette

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

XI. NEW BUSINESS

A. ELECTRONIC VOTING

Resolved

A motion was made to move this item to the February meeting.

Motion: Craig Robinson
Second: Carla Cole

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

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B. INSURANCE

Resolved

Management was notified the the current insurance carrier has issued a non-renewal for the Associations insurance due to the Association being in a high fire risk area.

Farmers would like the Board to sign a BOR with CAU and this can limit the Association from obtaining other carrier options.

The Board can choose to sign this or have the FirstService team market the account, FFI also has access to obtain the quote from CAU on the Associations behalf.

A motion was made to have FFI market the account.

Motion: Carla Cole
Second: Evelyn Allred

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

XII. SCHEDULING OF NEXT BOARD MEETING

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

Resolved

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

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

200 Spyglass Ct - commented on the low participation for elections and asked the Board to welcome more feedback during agenda items from professionals.

206 La Costa Ave - commented on 200 Spyglass idea to have the Board welcome more feedback during agenda items.

675 St Andrews Dr - recommended the Board look into solar street lights.

A motion was made to add Bret Fay to the Infrastructure Committee.

Motion: Carla Cole
Second: Craig Robinson

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

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 6:27 pm.

Motion: Craig Robinson
Second: Carla Cole

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

Evelyn J Allred

APPROVED

3/5/2026

DATE

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January Presidents Message.pdf

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January President's Message – 2026

This is the first Board meeting of the year. As we move into 2026, the Association is facing several significant matters that require attention and cooperation from the community.

- **Legacy 49 Agreement:**
  The Association remains in active negotiations regarding the Legacy 49 agreement. This matter is currently with legal counsel. No further details are available at this time, and updates will be provided when appropriate.
- **Parking Boss Implementation:**
  Parking Boss pass codes have been issued to **314 residents**. Several Board members will continue delivering pass codes over the coming month.
  Residents who have not yet received Parking Boss information contact cc911@sbcglobal.net and your information will be delivered. The Board will determine when Parking Boss becomes the **sole method of parking enforcement**, and compliance will be expected at that time.
- **CC&R Voting Update:**
  A total of **114 ballots** were returned for the proposed CC&R amendments. The required threshold was not met; therefore, **no changes have been approved**. The Board will address whether the voting period will be extended later in this meeting.
- **Insurance and Fire Risk Reclassification:**
  Effective **January 1, 2026**, the Nevada Insurance Commission reclassified the community as a **higher fire-risk zone**. This has resulted in substantial insurance premium increases for homeowners and has directly impacted the Association.
  The Association's insurance carrier has issued a **non-renewal notice**. This is a serious matter and will be discussed in detail later on today's agenda. For personal insurance contact your insurance company as you may be able to modify your policy as a result of a recent change in the law AB 376.
- **Official Communications:**
  Residents are **strongly encouraged** to enroll in **text and email alerts** to receive timely communications from Management and the Board. The Association and Management are **not responsible** for delays or failures in U.S. Mail delivery.
- **Assessment Payments:**
  Assessments are due **quarterly** in **January, April, July, and October**. Accounts that become delinquent may receive a pre-collection notice, resulting in a **$150 non-refundable fee** charged to the homeowner's account. The Association pays this fee upfront for each pre-collection notice issued.
- **Management Contact:**
  All homeowner questions should be directed to FSR at **nvsupport.fsresidential.com**.

The Board appreciates residents' attention to these matters and expects continued compliance with Association requirements as we address the challenges ahead.

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Budget Committee Report for January 2026.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Budget Committtee

Member Reporting: Carla Cole

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments

(Identify what the committee has successfully completed for tasks assigned)

Passed the 2026 Proposed Operating and Reserve Budget

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Committee Recommendations

(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

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Infrastructure Committee Report 01.2026.pdf

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Dayton Valley Community Association

COMMITTEE REPORT FOR BOARD MEETINGS

COMMITTEE: Infrastructure Committee

Member Reporting: Susan Cooper

Major Accomplishments

1. **During the fall and Winter of 2025 Structural Road Maintenance Repair, Slurry Seal and Street Sweeping have been completed.** The DVCA community now has structurally sound, newly paved and clean roads throughout the community.

Upcoming Objectives and Goals/Tasks

- **Easements Rights and Road Maintenance costs along the Palmer Road Corridor.**
  It is noted that there will be no Infrastructure committee meetings with Legacy 49 to discuss the draft agreement concerning Easements Rights and Road Maintenance costs along the Palmer Road Corridor while the attorneys are in negotiations.
- **Repair and/or Replacement of DVCA owned street lights.**
  The DVCA community privately owns 17 street lights and 3 foundation pads in the Bayhill corridor that eventually need to be replaced due to aging foundations.

A brief overview

- April 2025, Jensen Electrical Engineering Inc. was contracted to investigate the condition of the 17 existing foundations with streetlights on them. The electrical engineering inspection report was reviewed by Appointee to Special Projects, Jeanette Peck and a recommendation letter was presented the board.
- September/October 2025- Pezzulo Electric presented two proposals to purchase and replace some or all of the street lights. The proposals have since expired.
- December 2025- Infrastructure committee special appointee contacted Minden Electric; the company that originally installed the existing street lights and confirmed they have the required State certification to capabilities to install new street lights.
- In addition: Matt Wagner, NV Energy Manager of Distribution Design, met with Infrastructure committee special appointee and said that NV Energy could provide, install and maintain replacement lights. The precast concrete poles on other NV Energy poles in the HOA are no longer available; however, new NV Energy poles would be galvanized.
- NV Energy said they would charge the same base amount charged for other HOA lights and maintain all replacement lights.
- In addition to the installation of new street light poles, an approved contractor would need to sink base tubes 4 feet deep and run new conduit and electrical cable between the replacement lights.
- If the HOA chooses to install a new street light system, the HOA would also need to contract for the removal of the existing street lights and foundations, and re-landscape the areas.

Committee recommendations:

The Infrastructure committee continues to research all replacement lighting options including requests for proposals, possibly reducing the amount of streetlights to be replaced and take into consideration the total cost of project over time before the committee can make a recommendation to the Board of Directors.

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Landscape Committee Report for January 2026.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Landscape Committee

Member Reporting: Tom de Uriarte

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments

(Identify what the committee has successfully completed for tasks assigned)

Since the last report the contractor, Brightview Landscaping, has continued normal maintenance activities for the winter months, such as, clearing weeds, spraying for weed prevention, and clearing debris, such as tumbleweeds.
The three dead trees that were removed from the large island on Palmer Drive were replaced with large rocks. The committee worked with the golf course management group, mainly Jim Kepler, to obtain large rocks. The golf course management group located the rocks, had them delivered and placed per our suggestions at no cost to the HOA.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Committee Recommendations

(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

The committee is disappointed in the work by Fort Apache to clear the area outside the Gallery. This is an annual requirement mainly as a fire prevention activity. The contractor used by Fort Apache has taken way too long this year to clear the area and it is still not completely cleared after 90 days. The committee strongly suggests that in the future better instructions be part of the annual notice to Fort Apache to have all existing weeds along Dayton Valley Road and growing next to the existing wood fences be removed first and then the rest of the area be completely cleared within a three-week period.

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Rules and Regulations - January 2026.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: CC&R

Member Reporting: Craig Robinson

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments
(Identify what the committee has successfully completed for tasks assigned)

Committee met on December 10th and January 7th. Rollout of ParkingBoss software was the primary topic of both meetings. Software demonstration provided to the committee, including admin and parking agent functionality. Decision to provide pin #s and QR-code convenience magnets (provided by ParkingBoss) to residents in-person scheduled for Friday afternoons in January. Additional days TBD

Upcoming Objectives and Goals/Tasks
(Short term items in the 1-8 weeks)

Replace neighborhood parking signage with ParkingBoss-provided signage (includes QR code to permit software). Begin Parking Agent/enforcement activities.
Rules and regs clarification language for motorized recreational vehicle operations within the community.
Schedule a rules workshop for the committee

Upcoming Homeowner Interaction
(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Ballots for changes to CC&Rs went out in Nov-Dec
In-person software demonstrations, Q&A, and p/u of pin #s for parking permit requests in January

Committee Recommendations
(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

Extend period of time for voting on CC&R changes