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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
July 22 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

July 22, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

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

Directors Absent
None

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

Board Meeting was called to order by Carla Cole at 5:00 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 homeowner comments at this time.

V. APPROVAL OF MINUTES

Motion: Evelyn Allred
Second: David Perlman

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

VI. FINANCIALS

A. MAY 2026 FINANCIALS

Resolved

Financial Report for period ending **May 31, 2026.**

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Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$241,401.09
Cash in Reserve Accounts	$2,314,850.58
Assessment Delinquencies	$17,864.55
Fine Delinquencies	$50,040.00
Misc. Homeowner Delinquency	$5,033.09
# of Accounts in Collections & Status	9

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$5,105 **over** budget for the **month**
Expenses (over)/under budget year to date	$34,175 **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 65 calls to the care center with most centered towards general Association and account balance information, and 18 new violations issued.

B. PRESIDENT'S REPORT

Carla Cole provided oral report.

C. ARCHITECTURAL COMMITTEE

David Perlman provided an oral report with the association receiving two (2) applications, and is working to make the language of the Architectural Application more simple and user friendly.

D. BUDGET COMMITTEE

Carla Cole provided an oral report stating the Architectural Committee will meet on August 12th at the First Service Reno Office.

E. COMMUNICATIONS COMMITTEE

Resolved

Carla Cole provided an oral report stating the communication committee meeting for July was cancelled and is being rescheduled.

F. GATES & MONITORING COMMITTEE

Dennis Drury provided an oral report stating a weekly camera check will be done by the committee, announcement of a Golf Course accident occur and those involved have worked together civilly to resolve.

G. INFRASTRUCTURE COMMITTEE

Dennis Drury announced report stating the infrastructure committee is pending a response to provide an update on the street lighting.

Docusign Envelope ID: 6F06EBA8-7D39-8EFC-81A2-C6A1344DDB54

H. LANDSCAPE COMMITTEE

Tom de Uriarte provided an oral report stating the committee is working closely with Brightview to address weeds in rock areas as well as grass. The previous two weeks Brightview has been clearing the concrete drainage ditch in the gallery retention pond, this item is not a part of the agreed contract and as appreciation have completed for the association. Expecting a proposal to discuss a full association spray of weeds on needed areas.

I. RULES & REGULATIONS COMMITTEE

Craig Robinson provided an oral report stating the committee met on July 10th David Perlman is now chairman of the committee, David will continue to be Committee Liaison. The Committee conducted parking compliance inspection issuing 34 violations with parking boss stickers. A contract renewal was requested so the Budget Committee may discuss in the upcoming Budget Committee meeting. Lastly, rules and regulation may be rewritten to be more clear in the language.

VIII. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

The Board moved to approve the proposal provided from AAA Electric in the amount of $1,470 to replace the light bulbs that are currently out.

Motion: Dennis Drury
Second: Brenda Thomas

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

IX. NEW BUSINESS

A. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

The Board of Directors made a motion to to continue to wait for a response from LKG before proceeding on matter.

Motion: Carla Cole
Second: David Perlman

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

B. GATE REMOTES - PROPOSAL

Background

The Board made a motion to approve the proposal from Community Controls in the amount of $347.28, with an approved motion to purchase remotes as needed.

With this the rates will change back to $35.

Motion: Dennis Drury
Second: Carla Cole

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

C. 957 LAKEVIEW - PROPERTY MAINTENANCE

Background

Docusign Envelope ID: 6F06EBA8-7D39-8EFC-81A2-C6A1344DDB54

The Board request to move the agenda item to the August meeting to further research responsibility.

D. ELECTRONIC VOTING - QUOTE

Background

The Board moved to not move forward with electronic voting and request management to research if prepaid envelopes is an option.

Motion: Dennis Drury
Second: Evelyn Allred

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

X. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, AUGUST 26, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, August 26, 2026 at 5:00 pm.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Homeowner had comments on electronic box voting in the clubhouse, Board member request management to research electronic voting in house.

Homeowner expressed their gratitude to adjustments done in the mailbox area.

Homeowner had comments on Legacy purchase Dayton Valley Community to merge associations, the Board denied as that not possible without proper association vote. Legacy and Dayton Valley are separate entities.

Homeowner had concerns of area piling of debris and weeds where fire department would conduct control burns, the Board advised that the area is owned by the Golf Course and does not control/maintain the area therefore will need to receive clarification from the Golf Course.

XII. ADJOURNMENT

Resolved

The Meeting adjourned at 5:51 PM.

Motion: Dennis Drury
Second: Alvin Kreie

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

10/30/2026

APPROVED **DATE**