FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Directors Meeting August 10, 2022

August 15, 2022 5:00 PM
Dayton Valley Golf Course Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present

Steven Gallisdorfer - Vice President
Katherine Mitchell - Treasurer
Steven E Sr & Carla M Cole Trs - Secretary
James Kepler - Director
Clinton Hall - Director
Dennis Drury - Director
Michelle Carr - President

Directors Absent

None

Additional Attendees

Ed Maciel and Cyndi Fehler, FirstService Residential and 48 homeowners were in attendance.

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I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

A quorum was established and the meeting was called to order at 5:11 pm.

Sandy Mast - 285 La Costa Ave. announced her intention of recording the meeting.

II. 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 August 10, 2022 and reviewed the following items: Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters.

III. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Joan Latimer - 104 Poppy Hills Ct. expressed her pleasure at having the Pledge of Allegiance recited at the beginning meeting and asked that the board speak loudly so that everyone in the back of the room can hear.

Larry Pogoler - 255 Cruden Bay Dr. asked had questions concerning the condominium owner insurance policy, why the management company is conducting the meeting rather than the board president, and who is the point of contact for the new management company.

Danny Zanetta -274 Cruden Bay Drive inquired why the gates are open. Leandra stated that this will be addressed later in the meeting.

Charlynn Lynch-830 Ballybunion Dr expressed her dissatisfaction with the condition of a property near her home. She was reminded that this section of the meeting was for agenda items only.

IV. APPROVAL OF MINUTES

Resolved

Minutes of the June and July meetings which were included in the packet, be accepted with corrections. Discussion of whether the CAM or the Board Secretary will be accepted. Minutes will continue to be provided by the management company, and Board Secretary may keep minutes for her records.

Motion: Steven Gallisdorfer
Second: James Kepler
AYEs: Michelle Carr, Clinton Hall, James Kepler, Steven Gallisdorfer, Katherine Mitchell
NAYs: Steven E Sr & Carla M Cole Trs
Abstained: Dennis Drury

▶ ***Resolved***
The motion passed

V. FINANCIALS

Resolved

Financial reports were provided by the previous management company for the periods ending March 31, 2022, April 30, 2022, and May 31, 2022.

A. MARCH 2022

Resolved

May 31, 2022 be recognized as having been reviewed by the Board of Directors.

Motion: Katherine Mitchell
Second: Steven Gallisdorfer

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

B. APRIL 2022

Resolved

April 30, 2022 be recognized as having been reviewed by the Board of Directors.

Motion: Katherine Mitchell
Second: Steven E Sr & Carla M Cole Trs
AYEs: Michelle Carr, Clinton Hall, Steven E Sr & Carla M Cole Trs, Dennis Drury, Steven Gallisdorfer, Katherine Mitchell
NAYs: None
Abstained: James Kepler

▶ ***Resolved***
The motion passed

C. MAY 2022

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Resolved

May 31, 2022 be recognized as having been reviewed by the Board of Directors.

Motion: Katherine Mitchell
Second: Steven Gallisdorfer

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

VI. REVIEW OF LEGAL MATTERS

Resolved

Attorney reviewed and negotiated the management contract, and has prepared confidentiality agreements.

VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

None at this time.

VIII. REPORTS

A. MANAGEMENT REPORT

Resolved

FirstService Residential assumed management of Dayton Valley Community Association on August 1, 2022. No report at this time.

B. BOARD PRESIDENT REPORT

Resolved

None at this time.

C. COMMITTEE REPORTS

Updates were provided under new business on the agenda.

IX. UNFINISHED BUSINESS

A. SHARED WALL INSURANCE

First Motion

That DVCA absorb the cost of the Farmer's Insurance 2021-2022 Shared Wall Policy in the amount of $24,773.00.

Motion: Steven Gallisdorfer
Second: Dennis Drury
AYEs: Michelle Carr, Clinton Hall, Dennis Drury, James Kepler, Steven Gallisdorfer, Katherine Mitchell
NAYs: None
Abstained: Steven E Sr & Carla M Cole Trs

- ***Resolved***
  The motion passed

Second Motion

That the Dayton Valley Community Association advise FirstService Residential to bill the owners of the former Gallery Subdivision for the Farmer's Insurance Shared Wall Policy in the amount of $xxx per month.

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Motion: Steven Gallisdorfer
Second: Clinton Hall
AYEs: Michelle Carr, Clinton Hall, Steven E Sr & Carla M Cole Trs, Dennis Drury, Steven Gallisdorfer, Katherine Mitchell
NAYs: None
Abstained: James Kepler

- ***Resolved***
  The motion passed

Third Motion

That FirstService Residential bill the owners of the former Gallery Subdivision be billed $XXX per month for the Farmer's Insurance Shared Wall Policy in the amount of $XXX per month.

Motion: Steven Gallisdorfer
Second: Katherine Mitchell
AYEs: Michelle Carr, Clinton Hall, Dennis Drury, James Kepler, Steven Gallisdorfer, Katherine Mitchell
NAYs: Steven E Sr & Carla M Cole Trs

- ***Resolved***
  The motion passed

X. NEW BUSINESS

A. REVIEW/DISCUSSION/APPROVAL OF NEWSLETTER EXPENSE

Resolved

There may be a billing error from Monarch. A bulk mailing rate has been negotiated. Homeowners interested in assisting with the newsletter were encouraged to contact Katie Mitchell.

B. REVIEW/DISCUSSION/APPROVAL OF RECORDS ADMINISTRATION AND DIGITAL RECORDS SOLUTIONS

Resolved

This matter will be postponed.

C. COMMITTEE ADDITION

Resolved

This matter be postponed.

D. COMMITTEE CHANGE: INSURANCE LIAISON

Resolved

The Insurance Liaison vacancy will be filled by Leandra Carr.

E. COMMITTEE UPDATES

Resolved

The Budget Committee will hold a meeting on August 18, 2022 at 5:00 pm in the Dayton Public Utilities Conference Room. All are encouraged to attend. Ed Lehman was appointed.

Social-None at this time

Landscaping-Water meters have been analyzed, with three meters showing excessive water use. There

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was discussion of landscape changes. Carla read a letter from a homeowner containing suggestions for landscaping changes.

Roads-At this time heat lancing is not appropriate at this time. Weeds need to be sprayed until the streets are sealed again. Also, there has been significant damage to streets in the construction area. SNC has been contacted about restoration. Discussion about who is responsible for the damages. Legal council can send a demand letter for repairs.

Elections Committee- None at this time.

Architectural-Email problems have been corrected. With the change-over to the new management company, the community will transition the application process to Smartwebs.

Gates-The exit gate was making loud noises, so it was felt that it was best to secure them in a locked position in order to prevent further damage until parts are available for repair.

Keypad-Bahill keypad code is 3822. Quotes for keypad change have been received and will be reviewed in September.

F. TOWING SERVICE

Resolved

Capital City Towing will provide tagging and towing service for the community at no charge. The tow company will need to provide signs.

Motion: Clinton Hall
Second: Steven Gallisdorfer

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

G. EXCESSIVE SPEED IN THE COMMUNITY

Resolved

This matter will be postponed.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Doug Kreie-144 Sawgrass Lane -has questions regarding the budget and the losses expected.

Helmut Banse-247 Druden Bay Dr. -requests the the sign-in sheet be relocated to the other side of the room.

Shirley Nemeth-101 Poppy Hills- Ct wonders whether homeowners/tenants need to purchase other policies.

Richard Bulman-904 Lakeview- He thinks the community needs more speedbumps.

Margaret Banse-247 Cruden Ba-y Ms. Banse thanked they board for their work concerning the shared wall insurance policy.

Lisa Miller Hobbs-610 Champion Bay- Commented regarding board conduct, and would like to see the board look into insurance to take care of the cost of the shared wall policy loss

Jim Kepler-681 Saint Andrews Dr.- Mr. Kepler feels that speedbumps are a nuisance, but agrees that speeding is a concern.

Ronald McRae-507 Cypress Point Dr.-Commented that more developments are about to be built nearby.

Dennis Drury - Saint Andrews Dr-Believes the Code of Conduct should be instituted.

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Louise Monday-7276 Cruden Bay stated that the community is in need of additional exits in the event of emergencies.

Susan Sheehan-446 La Costa Cir-Feels that a Code of Conduct should be instituted in order to ensure a successful board.

Dane Johnson-278 Cruden Bay Dr.-Feels homeowners should be notified any time there are special charges

Larry Pogoler -255 Cruden Bay commented on the code of conduct and excessive speed.

Steve Welch - 200 Spyglass commented on an extra exit being needed in the event of an emergency. He also commented that kids are climbing fences onto a busy street.

XII. SCHEDULING OF NEXT BOARD MEETING

Resolved

That the next board meeting is scheduled for August 24, 2022.

XIII. ADJOURNMENT

Resolved

That the meeting is adjourned at 7:12 pm.

APPROVED **DATE**

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