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FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

September 27, 2023 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present

Katherine Mitchell - Treasurer
Dennis Drury - Vice President
Carla Cole - President
Sandra Mass 2020 Tr - Secretary
Eugene Cowles Jr - Director
Alvin Kreie - Director

Directors Absent

James Kepler - Director

Additional Attendees

MikKenzy Lipkowitz, FirstService Residential

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

With a majority of the Board present, a quorum has been established and we will call the meeting to order on Wednesday, September 27, 2023 at 5:00pm.

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 September 27, 2023 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

320 Torrey Pines (Holliday) - stated that she had some questions regarding the fines are your account. Carla Cole stated that that cannot be discussed during this meeting, however to stay back after the meeting and we can address her questions.

V. APPROVAL OF MINUTES

Resolved

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A motion made to approve the minutes from the August 233, 2023 Board of Director's meeting as presented.

Motion: Sandra Mass 2020 Tr
Second: Dennis Drury

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

VI. FINANCIALS

A. JULY 31, 2023 FINANCIALS

Resolved

The Board acknowledged that they have fulfilled their duty to review the financial summary and financial statements for period ending July 31, 2023 including the reconciliation of the operating and reserve accounts, the actual revenue and expenses for the operating and reserve accounts compared to this year's budget, subject to current NRS and/or NAC year-end audit or review.

Dennis Drury emphasized the fine delinquencies for those owners present as there has been some discussion stating that the board is not ensuring that owners are following the rules.

VII. REPORTS

A. MANAGEMENT REPORT

Management gave an overview of the monthly activity report from August 23rd - September 27th, 3 architectural applications were submitted, 121 calls were received to our call center mainly surrounding account balance information and violation inquiries, and 78 violation notices were sent. Management also reported that SNC will be completing the crack seal the last week of October and Cruz Construction has confirmed the repairs to the sinkhole on Lakeview Dr will be completed before the end of the year, once a date has been confirmed the homeowners will be notified accordingly.

B. PRESIDENT'S REPORT

President Carla Cole reported that she cannot stress enough the importance of owners communicating with management. She also stated that the new parking pass system is up and running, the board wanted to develop a system to be a self service so that owners could request the dates needed and once approved print their own parking pass immediately.

C. LANDSCAPE COMMITTEE

Tom De Uriarte reported that two months ago, 13 proposals were received from Brightview and 9 of them were approved. All of them are nearing completion and the are still working on completing the weed abatement on the newly added enhancement areas in the contract.

D. ARCHITECTURAL COMMITTEE

Doug Kreie reported that ARC submittals have slowed down as we are heading into winter. He said if you need to paint your home now is a good time to look for paint companies to complete the work in the spring, remember to submit an application prior to doing any work.

E. INFRASTRUCTURE COMMITTEE

Susan Cooper reported that the committee met on September 12 and reviewed the open pending projects. The crack seal will be begin in late October so it will set quicker and the weed abatement in the cracks will be done by Brightview and will coordinate with SNC before the crack seal. The fire hydrants are finally going to be inspected thanks to President, Carla Cole. The committee has requested to the budget committee to add a line item for speed calming devices and allocate $10,000.00 for potential stop signs and/or speed bumps. The next committee meeting is set for October 10, 2023.

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F. RULES & REGULATIONS COMMITTEE

Gene Cowles reported that DVCA has 824 homes we do inspections twice a month and about 65-85 homes are written up for various things. He also stated that he would like to give extra kudos to President Carla Cole as she is very tenacious and gets things done for the betterment of the community.

G. NEWSLETTER COMMITTEE

Katie Mitchell reported that the committee is happy with the new format to include board meeting highlights. Moving forward they are no longer going to include events in the newsletter, instead they are going to ask to submit those to the DVCA website and they will be posted to the website. She also stated that there was an error in the September newsletter on the proposals that were approved on Cruden Bay and provided those corrected information.

H. IT COMMITTEE

Sandy Mass reported that two projects have been completed since the last meeting. The website refresh has been completed and the hosting company was great to work with. The new photos on the website were all submitted from local owners and will be switched out each season. Parking passes are now on the website, you can also request a parking pass from your phone.

I. BUDGET COMMITTEE

Katie Mitchell reported that they received a draft of the budget from management and the committee will begin there process shortly as soon as the reserve study update has been completed. The committee will have the final version of the budget completed for board approval at the October Board meeting.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

The Board acknowledged their approval of the following proposals outside of a board meeting;

Sierra Gate & Control to install one cellular unit per gate to operate the Doorking system in the amount of $5,921.16

Cyber Insurance from LaBarre & Osknee for $1,725.00

2021 draft audit by Ellsworth and Stout

2022 draft audit by Hilburn and Lien

IX. UNFINISHED BUSINESS

A. CHAMPIONS DRAIN CLEARING

Resolved

A motion was made to approve the proposal from EPS to scope and clean the drains on Champions Drive in the amount of $8,500.00 and will be paid from operating account.

Management stated that EPS is unsure if they will need two full days to complete, if they are able to complete the work in one day they will bill accordingly for the one day rate.

Motion: Dennis Drury
Second: Alvin Kreie

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

X. NEW BUSINESS

A. LANDSCAPE PROPOSALS

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Resolved

A motion was made to table any action of the proposals and requested to meet with both landscape companies to discuss further.

Motion: Carla Cole
Second: Sandra Mass 2020 Tr

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

B. REVIEW HOLIDAY DECORATION TIMELINES

A motion was made to limit that holiday decorations may only be put up 27 days before the holiday and must be removed 14 days afterwards.

First Motion

Motion: Alvin Kreie
Second: Carla Cole
AYEs: Alvin Kreie, Carla Cole
NAYs: Eugene Cowles Jr, Sandra Mass 2020 Tr, Dennis Drury, Katherine Mitchell

- ***The motion did not pass***

Second Motion

A motion was made to allow for holiday decorations be put up 45 days before the holiday and must be taken down 30 days after the holiday.

Motion: Carla Cole
Second: Dennis Drury

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

C. REVIEW RV PARKING POLICY

Resolved

A motion was made to approve the proposed RV parking policy for DVCA which specifies approved duration times, how to obtain a parking pass and where to display them.

Motion: Carla Cole
Second: Eugene Cowles Jr

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

D. REVIEW SNOW REMOVAL CONTRACT

Resolved

This item was tabled until the October meeting as there were no costs included in the contract.

E. CAD PEST CONTROL CONTRACT

Resolved

A motion was made to approve the CAD Pest Control contract for $1,380.00 annually.

Motion: Katherine Mitchell
Second: Eugene Cowles Jr

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

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XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, OCTOBER 25, 2023

In accordance with NRS 116.31083 the next Board of Directors meeting is scheduled for October 25, 2023.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

356 Bayhill Cir. (Gamble) - stated his frustration with the gate remotes, he has been trying to obtain a remote since July. The Board responded that they are in the middle of updating the system and management should be able to issue remotes in the next two weeks.

211 Portrush Ct. (Darragh) - stated her concern with allowing owners to put up holiday decorations 45 days in advance for whatever holiday they want to.

327 Bayhill Cir. (Cooper) - stated there has been a billing glitch from management thinking that the past due date is the 15 days not 30 days.

203 Murfield Ct. (Doherty) - asked how many trees can you have on your property and if you can block your entire house from view with trees. The Board responded that there is no specified amount of trees for the backyard, the CC&Rs only state that you have to have a minimum of one tree in your front yard.

454 La Costa Cir. (Marz) - stated the concern around not being issued a requested gate remote.

XIII. ADJOURNMENT

Resolved

The meeting was adjourned at 6:04pm.

	2/8/2024
APPROVED	**DATE**