FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

May 24, 2023 5:00 PM
Dayton Valley Golf Course Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

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

Directors Absent
Steven Gallisdorfer - Director
Leandra Carr - President

Additional Attendees
MikKenzy Lipkowitz, FirstService Residential

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

A quorum was established and the meeting was called to order 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 May 24, 2023, 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 the March 22, 2023 Board of Directors meeting minutes as presented.

Motion: Dennis Drury

AYEs: Dennis Drury, James Kepler, Katherine Mitchell, Carla Cole
NAYs: None
Abstained: Sandra Mass 2020 Tr

▶ *Resolved*
The motion passed

VI. FINANCIALS

Resolved

The Board acknowledged that they have fulfilled their duty to review the financial summary and financial statements for period ending March 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.

VII. LEGAL UPDATES

VIII. REPORTS

A. MANAGEMENT REPORT

Management gave an overview of the monthly activity report, from March 22 - May 19 5 architectural applications were submitted, 169 calls were received to our call center mainly surrounding account balance information, and 48 violation notices were sent.

B. PRESIDENT'S REPORT

Carla Cole provided a brief overview on two bills that are coming up in the next legislative session regarding Homeowners Associations, one is to allow electronic voting within the HOA to increase participation and the second is potential repercussions of filing frivolous complaints with the Real Estate Division. She stated that she will continue to follow the happenings of the bills and provide an update to the homeowners.

C. LANDSCAPE COMMITTEE

Tom De Uriarte reported the the committee has been busy putting together a list of projects to obtain proposals from Brightview to enhance different areas throughout the community.

D. ARCHITECTURAL COMMITTEE

Jim Kepler reported that they are currently working through some communication issues in regards to how and where to submit ARC applications. However, the Board has put a few things in place to help mitigate that issue.

E. ROADS COMMITTEE

Susan Cooper reported that the committee has been busy with a scope of work that needs to be completed. If any homeowners see streetlights that are out to report it to management and NV Energy if they have a number associated with the pole, if they do not have a number those are owed by DVCA and need to be reported to obtain a proposal to perform the repairs. The committee would like to see street sweeping completed twice a year. Lastly, the committee has been working on determining who's responsible for the maintenance of fire hydrants within the community, so far it has been determined that the water district completes the inspections.

F. GATE/MONITORING COMMITTEE

Dennis Drury reported that the gate repairs have been completed.

G. RULES AND REGULATIONS COMMITTEE

Gene Cowles and Jane Rothman were added as committee members.

Katie Mitchell reported that they are requesting the Board separate the Newsletter and Website committees into their own committees. They have received a lot of positive feedback regarding the newsletters which is great.

I. BUDGET COMMITTEE

Nothing to report at this time.

IX. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

X. UNFINISHED BUSINESS

A. PROPOSED CODE OF CONDUCT REVISIONS

Resolved

The Board reviewed the revisions to the Code of Conduct. A motion was made to approve the revisions to the Code of Coduct.

Motion: Carla Cole
Second: Dennis Drury

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

B. COLLECTION COMPANY PROPOSALS

Resolved

The Board met with Kevin Kozar with Red Rock Financial Services at the March Board meeting and discussed their services. A motion was made to approve to move to Red Rock Financial Services for their collection services.

Motion: Dennis Drury
Second: Carla Cole
AYEs: Dennis Drury, James Kepler, Katherine Mitchell, Carla Cole
NAYs: None
Abstained: Sandra Mass 2020 Tr

▶ ***Resolved***
The motion passed

C. RESERVE STUDY UPDATE PROPOSALS

Resolved

A motion was made to approve the proposal from Better Reserve Consultants to complete the 2023 financial update to the reserve study in the amount of $1,350.00.

Motion: Katherine Mitchell
Second: Dennis Drury

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

XI. NEW BUSINESS

A. RESCIND O365 & REVIEW BOX PROPOSAL

Resolved

At the March meeting the Board approved to move to Office 365 for their email and storage solutions, since that meeting a member of the committee resigned and the committee feels that BOX would be better suited

for their needs. A motion was made to rescind the approval to move to Office 365 and to approve engage with BOX for $3,910.00.

Motion: Katherine Mitchell
Second: Dennis Drury

▶ *Resolved*
The motion passed unanimously

B. REVIEW P-CARD SPENDING LIMIT

Resolved

A motion was made to approve the resolution to increase the p-card spending limit to $3,500.00 to accommodate the payment amount for BOX.

Motion: Katherine Mitchell
Second: Dennis Drury

▶ *Resolved*
The motion passed unanimously

C. BOARD MEMBER RESIGNATION ACKNOWLEDGMENT

Resolved

The Board acknowledged the resignation received from Clint Hall and Steve Gallisdorfer from the Board of Directors.

D. APPOINT BOARD MEMBER

Resolved

The Board received three candidate statements from three homeowners interested in filling the board vacancies. Dennis Drury stated that all candidates are very qualified and thanked them for their interest. A motion was made to appoint Doug Kreie and Gene Cowles to the Board of Directors, both will serve until the next election April 2024.

Motion: Carla Cole
Second: Dennis Drury

▶ *Resolved*
The motion passed unanimously

E. RESTRUCTURE/ADDITION OF COMMITTEES

Resolved

The Board discussed the reasoning of restructuring and renaming some of the current committees. It was also discussed the need to create and Interface Committee that would oversee new homes in the community as well as the happenings of the new development.

The Board also added Gene Cowles as the Board Liaison for the Rules and Regulations Committee, Doug Kreie as the chairperson for the Architectural Committee, and Sandy Mass as the Board Liaison for the IT Committee.

First Motion
A motion was made to re-name the Road Committee to the Infrastructure Committee and accept the charter as presented. Members appointed to that committee are Dennis Drury, Jim Kepler, Bruce Thiel, Sandy Mass, and Gene Cowles.

Motion: Dennis Drury

► *Resolved*
The motion passed unanimously

Second Motion
A motion was made to set up the IT Committee as an independent committee and to accept the IT Committee charter as presented.

Motion: Katherine Mitchell
Second: Dennis Drury

► *Resolved*
The motion passed unanimously

Third Motion
A motion was made to create and Interface Committee. The committee charter should include the scope of the committees role. Committee members are Dennis Drury (Board Liaison), Jim Kepler, Gene Cowles, Ron McCrae, Sandy Mass, and Bruce Thiel.

Motion: Dennis Drury
Second: Carla Cole

► *Resolved*
The motion passed unanimously

F. CRACK SEAL PROPOSAL

Resolved

The Board reviewed the proposal submitted by SNC to seal the cracks in the streets throughout the community. The Board requested that management request that SNC submit and updated proposal to include the cracks between curbs and gutters and surrounding the drains.

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JUNE 28, 2023

Resolved

The next scheduled Board of Directors meeting is Wednesday, June 28, 2023 at 5:00pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

610 Champions (Miller-Hobbs) - stated she received an email from Jamie with Legacy 49 development that they have the intention to develop commercial parcels and have submitted subdivision maps to the county with the intent to sell to developers. She expressed her concern regarding the capacity of sewer and water in Dayton.

507 Cypress Point (McRae) - stated that when SNC completed the slurry seal last they covered all the water valves in the streets and they need to be uncovered. He also expressed his concern regarding the revisions to the Code of Conduct and how it affects volunteers/committee members.

337 Bayhill (Sayed) - congratulated the new board on their positions and stated it's nice to have congeniality amongst board members. Expressed concerns with the rental properties throughout the community and lack of maintenance, asked how the HOA can make sure these homes are compliance with the governing documents.

518 Stonehaven (Gallisdorfer) - stated that he feels before SNC completed the crack seal the covered valves need to be addressed and fixed

XIV. ADJOURNMENT

Resolved

The meeting was adjourned at 5:57pm.

Sandra Adams

APPROVED

7/26/2023

DATE