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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

Dayton Valley Golf Clubhouse
March 27 2024 – 5:00 PM

FirstService
RESIDENTIAL

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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

March 27, 2024 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present

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

Directors Absent

James Kepler - Director

Additional Attendees

Dawn Osterode, Community Manager,
FirstService Residential

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

The meeting was called to order at 5:02pm.

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 March 27, 2024 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

- Mitch Feather, 345 Bayhill. Presented feedback on leaving the gate open and its impact on neighboring properties.
- Jane Rothman, 909 Lakeview. Presented feedback on the benefits of keeping the gates closed all day.
- Janice Hoquette, 305 Bayhill. Comfortable with gates being opened for peak traffic times tied to work and school, including the Palmer Gate for golf cart traffic flow. Concerned with non Dayton Valley owners coming onto the golf course.
- Tao Wang, 436 La Costa. Requested to talk with management regarding his assessment account post meeting.

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- Bob Patton, 683 Saint Andrew. Comfortable with gates open for the school bus but, otherwise keeping them closed.
- Susan Diane Cooper Liv Tr, 327 Bay Hill. Announced that the Infrastructure Committee may look into revisiting speed bumps and stop signs.

V. APPROVAL OF MINUTES

Resolved

The minutes from the February 28, 2024 Board of Directors Meeting were presented.

Motion: Sandra Mass Trs
Second: Carla Cole
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

VI. FINANCIALS

A. JANUARY 2024 FINANCIALS

Resolved

Enclosed, please find the Financial Reports for period ending January 2024:

Treasurer's Report below is specific to period ending January 31, 2024.

BALANCE SHEET:

Cash in Operating Accounts	$228,946.53
Cash in Reserve Accounts	$2,283,875.55

DELINQUENCIES

Assessment Delinquencies	$33,479.04
Fine Delinquencies	$40,180.00
Misc. Homeowner Delinquency	$7,357.75
# of Accounts in Collections & Status	7

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$2,403 **over** budget for the month
Expenses (over)/under budget year to date	$2,403 **over** 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.

Motion: Katherine Mitchell
Second: Carla Cole
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

VII. REPORTS

A. MANAGEMENT REPORT

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Management to provide a report and overview of the monthly activity report: 1 ARC submittals, 88 calls to the care center with a focus on balance, violation responses and payments, and 42 violations issued with a majority being fencing, architectural, garbage and parking related.

Since the last meeting:

- EPS met with Board Members and the Golf Course to mark the grounds to complete the drainage clearance to address the flooding on Champion.
- Coordinated a Town Hall with Legacy 49 to be held this Thursday at 5pm here in the clubhouse.
- Nomination forms are being accepted for this years election; they are due by the 28th of March at 8am. There are four (4) open positions.
- Management met with members of the ARC to streamline application processing and archiving of historical records.
- Management drafted language on an enhancement to the Rules and Regulations tied to flags and signage, for review by the CCR Committee.
- The Cruden Bay wall repair was rescheduled by the vendor, to be completed by
- The CPA filed an extension on the 2023 Tax Return to October 15, 2024.
- B&L Backflow confirmed their testing of the backflows will occur on April 24th.
- The Cruden Bay Wall Insurance Audit was completed and impacted owners were notified at the beginning of the month.

The Board continues to receive a weekly report of action item status to ensure transparency between management and your Board of Directors.

B. PRESIDENT'S REPORT

Carla Cole reminded the membership that Dennis, Doug, Gene and Katie were up for election this cycle. A letter was read aloud thanking Katie for her support with the Board and her time investment as she is not re-running this cycle. NextDoor is not maintained by the Association and no official response from Association representatives will be made on this platform. Members had been stating that the community is a secured/gated neighborhood however, the governing documents do not mention or commit to gates or security. The only reference to a gate is within the reserve study. The Association is not responsible for the content of commitments made by the sales agent.

In summary, between 2015-2023 there have been $158,000 in expenses tied to repair, maintenance and upkeep of the gates. The insurance deductible went from $2,500 to $10,000 due to claims on gate damage. The last repair cost $22,000 from a vehicle running the gates and insurance only paid $7,600, management is trying to see if additional funds can be obtained. Leaving the gates open saves wear/tear. The Palmer gate can not be closed all day, due to the golf course business operations. An assessment potentially would cost $500,000 as a special assessment at $52/month, per unit, just to staff the gates 24/7 at each gatehouse. However, there would be an additional cost to add bathrooms and HVAC to the buildings.

There have been 55 parking violations in Q1 2024. The Association paid $13,000 Federal Income Tax due to the higher interest rates paid, which are taxed at 30%.

The agenda item tied to a rules and regulations revision will be tabled for further review by the CCR Committee.

C. LANDSCAPE COMMITTEE

Tom met with Brightview to review their plan for clearing weeds, trimming now to help shrubs blossom and the assistance of tumbleweed removal in the streets, on their scheduled service day, when seen.

D. ARCHITECTURAL COMMITTEE

Architectural Application Submission Process. The Association is required to comply with document retention requirements under NRS 116.31175(7), NRS 116.3108(8) and NRS116.31083(10). They

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provide that architectural applications and decisions remain with the life of the Association. As the committee is comprised of volunteers, that change regularly, it is important that we have secure document archiving.

Therefore, the Association will be directing all members to file their architectural applications through management. They provide a secured portal, where committee members can review submissions, ensure their votes are recorded and will align itself with the non-compliance enforcement side of operations, to ensure owners do not receive a violation for improvements that have received architectural approval.

The Dayton Valley website will be updated with instructions to submit your application directly to community management. Owners will complete an application, along with a $35.00 processing fee, paid to FirstService Residential and can submit them in one of the following pathways:

A. Directly through their SmartWebs portal: instructions will be on our website.

B. Mailing the application and payment to FirstService Residential in Reno.

C. Visiting the FirstService Residential Reno office for submission, with your application and payment.

D. You may hand deliver your application and payment to the Community Manager at the monthly Board Meetings.

To obtain your Architectural Application for submission, please login to the Dayton Valley website at www.dvcahomeowners.com *NOTE: if you have not logged in before and need assistance, please use the "Register" link in the menu bar and complete the prompts to submit your request to register.

E. INFRASTRUCTURE COMMITTEE

The Association found a blockage on Champion due to tree roots and the Association is in the process of having this repaired with EPS. The committee will be looking at paving maintenance and requests members keep their gutters clean to help with drainage flow.

F. RULES & REGULATIONS COMMITTEE

Owners need to submit an ARC application for new or refresh of stain on their fence. Management will be completing two inspections per month this summer.

G. NEWSLETTER COMMITTEE

The committee is seeking volunteers and the newsletter was sent 1st class at the beginning of the month.

H. IT COMMITTEE

Members are encouraged to send in photos for the Spring newsletter editions and the website. The server will be down for maintenance on the 3rd of April from 4-5pm. There were 45 parking passes issues January-February, 14 new member accounts on the DVCA website, making it 24 new accounts YTD. The March newsletter was sent to 756 emails and there were 396 views.

I. GATES & MONITORING COMMITTEE

The cameras at the entrances have been operational. There was an incident near the gate and the video has been saved so, it can be tendered to law enforcement or the courts, if requested.

J. BUDGET COMMITTEE

Katie recommended the Board ensure review of the increases with the landscape and management contracts are incorporated into the discussion.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

No action was taken that applies to Open Session matters.

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IX. UNFINISHED BUSINESS

X. NEW BUSINESS

A. GATE - OPEN SCHEDULE DISCUSSION

Resolved

A motion was made to keep the gates open as follows: Bayhill 6am-9am, then 3pm-6pm. Then the Palmer gates from 5:30am to 8pm for all 7 days.

Motion: Dennis Drury
Second: Carla Cole
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

B. APPROVE RESERVE STUDY UPDATE PROPOSAL

Motion: Carla Cole
Second: Sandra Mass Trs
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

C. APPROVE REVISED RULES AND REGULATIONS - ADDING LANGUAGE - SIGNS AND FLAGS

Resolved

A motion was made to move this to the next Board of Directors meeting for further discussion by the CC&R Committee.

Motion: Carla Cole
Second: Alvin Kreie
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

▶ ***Resolved***
The motion passed

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, APRIL 24, 2024 - ANNUAL/ORGANIZATIONAL ONLY

B. WEDNESDAY, MAY 22, 2024 - NEXT BOARD MEETING

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

- Janice Houlkett, 385 Bayhill. Inquired as to process with insurance if vehicle who caused damage is pursued to pay. Also expressed support of flags that are garden or sports themed.
- Frank Mielcarek, 509 Cypress. Requesting newsletters hard copy and email.
- Jane Mielcarek, 509 Cypress. Confirmed ARC process is required for installation of a flag pole.
- Tom Uriarte, 359 Royal Troon. Expressed support for the Board that is seated as the best Board since 2005, including the work product such as: newsletter and website. Encouraged members to vote for the re-election of the existing board members.

XIII. ADJOURNMENT

Resolved

The meeting was adjourned at 6:11pm.

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Motion: Carla Cole
Second: Dennis Drury
AYEs: Eugene Cowles Jr, Sandra Mass Trs, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: None

- ***Resolved***
  The motion passed

Sandra Mass aka Sandy Mass

APPROVED

5/31/2024

DATE