FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

July 26, 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. Today is Wednesday, July 26, 2023, and the time is 5:04 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 on July 26, 2023, and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

648 Saint Andrews Dr (Meyers) - asked if the people who placed speed indicators inside a car and inside a golf cart through the community receive permission from the Board. Also asked if the data from the speed survey can be shared with the owners and if possible to reflect the impact speed has had on the community such as injuries for people or property. She also asked why the two speed bumps were added on Saint Andrews and Lakeview.

345 Bayhill Cir (Feather) - stated there is a safety concern with people speeding and running through the stop sign at the Bayhill gate and asked that the board take that into consideration with how that may increase if the decide to leave the gates open during the day.

518 Stonehaven Ct (Gallisdorfer) - requests that the agendas be complete enough to understand the items up for discussion.

432 La Costa Dr (Hansen) - stated that he is not in favor of additional speed bumps throughout the community.

V. APPROVAL OF MINUTES

Resolved

A motion was made to approve the minutes from the June 28, 2023 Board of Director's meeting.

Motion: Sandra Mass 2020 Tr
Second: Alvin Kreie

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

VI. FINANCIALS

A. MAY 31, 2023 FINANCIALS

Resolved

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

B. REVISED BANK ANALYSIS

Resolved

The Board reviewed the analysis provided by FFI, Katie Mitchell stated that the board met with Karla Chung with FFI to review their questions and updated the analysis to ensure that the Association has the appropriate amount of liquid funds for the upcoming reserve expenditures.

Motion: Katherine Mitchell
Second: Sandra Mass 2020 Tr

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

VII. REPORTS

A. MANAGEMENT REPORT

Management gave an overview of the monthly activity report, from June 27 - July 18, 2 architectural applications were submitted, 63 calls were received to our call center mainly surrounding account balance information, and 40 violation notices were sent. Management also reported that the damage to the Palmer gate has been submitted to insurance for review and should receive a determination by the end of next week. Also, stated that the Board and Committee met onsite with SNC to review the "sink hole" damage and the best course of action, this has also been tendered to insurance.

B. PRESIDENT'S REPORT

President, Carla Cole read the letter that was provided by LKG with regards to Neighborhood Watch as their has been increased discussions on Nextdoor. A copy of the letter will be posted to the Association's website and made available for owners who request a copy.

C. LANDSCAPE COMMITTEE

Carla Cole stated that landscaping will be covered under new business on the agenda.

D. ARCHITECTURAL COMMITTEE

Doug Kreie reported that they have received 5 new ARC applications and that if you are wanting to change anything on the exterior of your home you must submit an application. Also, stated that 6 new architectural applications were submitted.

E. INFRASTRUCTURE COMMITTEE

Susan Cooper reported that the committee met on July 18th with management and SNC to review the crack seal proposal and that it will need to be coordinated with Brightview to remove the weeds in the cracks prior to them filling the curb and gutter sealing. The committee also reviewed that curb painting will need to be done soon and they will be working on an RFP for that. A work order has been submitted to NV Energy reporting all the streetlights that are out and there is not currently an estimated timeframe of completion.

F. GATE/MONITORING COMMITTEE

Dennis Drury reported that on July 2nd a vehicle drove through the exit gate causing damage, it has been submitted to insurance and the Pamer gates have been locked open to avoid any additional issues.

G. RULES & REGULATIONS COMMITTEE

Gene Cowles reported that this month management has started doing two inspections per month per the committees request in hopes to resolve compliance matters in a more timely manner.

H. NEWSLETTER COMMITTEE

Katie Mitchell reported that the new logo and colors have been released and are on the website and the committee is currently working on the August newsletter.

I. IT COMMITTEE

Sandy Mass reported that they are continuing the implementation of BOX, they are working to implement a new parking pass procedure through the website within the next two weeks that should make it easier for homeowners to request. The committee is also starting to refresh the DVCA website making the interaction more user friendly. While the refresh is taking place it should not effect owners usage.

J. BUDGET COMMITTEE

Katie Mitchell reported that the committee will be meeting in August/September to start the budget planning process. If anyone is interested in volunteering for the committee to please reach out to her.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

None at this time.

IX. UNFINISHED BUSINESS

A. CRACK SEAL PROPOSALS

Resolved

A motion was made to approve the crack seal proposal from SNC to include the curb and gutter joints in the amount of $115,750.00.

Motion: Dennis Drury
Second: Sandra Mass 2020 Tr

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

X. NEW BUSINESS

A. LANDSCAPE CONTRACT RENEWAL

Resolved

A motion was made to approve the renewal of the Brightview Contract to include the easements in the amount of $52,608.00 annually.

B. LANDSCAPE PROPOSALS

Resolved

Proposal #	Description	Price	Board Resolution
8153497	Replace missing/dead trees & shrubs at Bayhill Gate	$2,995.20	Dennis Drury made a motion to approve proposal #8153497 to be paid from reserves. Carla Cole seconded, all in favor. Motion passed unanimously.
8153515	Improve drainage at Cruden Bay	$10,783.85	Dennis Drury made a motion to approve proposal #8153515 to be paid from reserves. Carla Cole seconded, all in favor. Motion passed unanimously.
8153535	Replace plants in rock islands on Cruden Bay	$513.81	Dennis Drury made a motion to approve proposal #8153535 to be paid from operating. Carla Cole seconded, all in favor. Motion passed unanimously.
8153549	Replace trees & shrubs in Glen Eagles island	$2,223.30	Dennis Drury made a motion to approve proposal #8153549 to be paid from reserves. Gene Cowles seconded, all in favor. Motion passed unanimously.
8153539	Replace trees & shrubs in Pebble Beach island	$785.98	Dennis Drury made a motion to approve proposal #8153539 to be paid from reserves . Gene Cowles seconded, all in favor. Motion passed unanimously.
8153500	Replace trees & shrubs in Spyglass Ct island	$1,645.94	Dennis Drury made a motion to approve proposal #8153500 to be paid from reserves . Doug Kreie seconded, all in favor. Motion passed unanimously.
8153597	Palmer Dr (3) island renovations	$1,056.01	Dennis Drury made a motion to approve proposal #8153597 to be paid from reserves . Sandy Mass

			seconded, all in favor. Motion passed unanimously.

C. SPEED SURVEY RESULTS

Katie reviewed the results from the speed survey, management stated that we can send an email blast to all owners on emails with those results.

Speed Survey results also available on ducahomeowners.com.

D. BAYHILL GATE DISCUSSION

The Board discussed the option of opening the Bayhill gates to match the schedule of the Palmer gates in hopes to reduce the wear and tear. Katie Mitchell asked if by leaving them open during the day if it would reduce any monthly cost to the maintenance contract with Sierra Gate and Control. This item was tabled.

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, AUGUST 23, 2023

In accordance with NRS 116.31083 the next Board of Directors meeting is scheduled for August 23, 2023.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

610 Champions (Miller-Hobbs) - The steel plates that were mentioned earlier, when will they be placed on the road? As it sits now there is a concern of liability to the Association. She also stated that with Neighborhood Watch it would need to be clearly defined with how to address a security breach.

214 Turnberry (Butler) - Stated that recently Nevada Law requires that the Association hold insurance to cover any units that have shared walls, him and his wife own 12 properties within Dayton Valley Community and they own both sides of the building and feels that they should not have to pay the additional insurance.

507 Cypress Point (McRae) - Stated his concerns regarding the new RED Development, they are approved for 450 homes and all will have to use Palmer as their entry point. They will also be building an additional 200+ homes near the tennis courts which they can choose to use Palmer or not. The developers are aware that they will need to do something with the Palmer gates. Carla Cole stated that RED Development has not reached out to the Board regarding development.

518 Stonehaven (Gallisdorfer) Stated that the sinkhole appears to be on the Airpark Association, asked if the Board has looked at the maps to determine if the road belongs to DVCA. Stated that the street sweeping that was completed was horrible and we shouldn't pay that bill. Lastly, stated the the tumbleweeds are getting out of control, the process used to be that the Association would clear them and bill back to the Homeowner and that should be being done now.

XIII. ADJOURNMENT

Resolved

That the meeting was adjourned at 6:22pm.

[signature] 8/23/2023

APPROVED **DATE**