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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
July 23 2025 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

July 23, 2025 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present
Brenda Thomas - Treasurer
Evelyn Allred - Secretary
Dennis Drury - Director
Carla Cole - President
Craig Robinson - Vice President
Janice Hoquette - Director

Directors Absent
Alvin Kreie - Director

Additional Attendees
Brooke Gillman - Community Manager - FirstService Residential

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I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

With a majority of the Board present, a quorum was established and the meeting called to order at 5:08 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 23, 2025 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Jim Kepler - commented on the golf course ad gave thanks to those who gave kind words for the passing of his wife.

V. APPROVAL OF MINUTES

Resolved

A motion was made to approve the June 18, 2025 Board of Director meeting minutes with a minor correction.

Motion: Evelyn Allred
Second: Carla Cole

► ***Resolved***
The motion passed unanimously

VI. FINANCIALS

A. MAY 2025 FINANCIALS

Resolved

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Treasurer's Report:

BALANCE SHEET:

Cash in Operating Accounts	$186,958.96
Cash in Reserve Accounts	$2,457,017.30

DELINQUENCIES

Assessment Delinquencies	$9,571.46
Fine Delinquencies	$112,100.00
Misc. Homeowner Delinquency	$5,948.65
# of Accounts in Collections & Status	3

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$6,424 **under** budget for the **month**
Expenses (over)/under budget year to date	$23,843 **under** 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.

B. BANK ANALYSIS

Resolved

The analysis shows that with an average interest rate of 3.86% the Association can earn an additional annual interest of $22,354.

A motion was made to accept the bank analysis provided by FirstService Financial.

Motion: Brenda Thomas
Second: Carla Cole

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

C. 2024 DRAFT AUDIT

Resolved

A motion was made to approve the 2024 draft audit.

Motion: Carla Cole
Second: Brenda Thomas

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

VII. REPORTS

A. COMMITTEE REPORTS

Resolved

A motion was made to accept the committee report form and have it be provided by the committee to the Manager by midnight 7 calendar days prior to the Board meeting.

Motion: Carla Cole
Second: Craig Robinson

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

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B. MANAGEMENT REPORT

Since the last Board Meeting there have been 12 ARC submittals, 72 calls to the care center with most centered towards violation information, and 136 new violations issued with majority being for landscape related issues.

Since the last meeting:

- Management held a workshop for the Board to discuss the Associations enforcement process.
- The 2026 budget will begin in August and Management will meet with the Budget committee to work on the budget together. The Budget will be on the October meeting agenda for final Board review and approval.

C. PRESIDENT'S REPORT

Awaiting report from Carla Cole.

D. ARCHITECTURAL COMMITTEE

No report at this time.

E. BUDGET COMMITTEE

Report provided by the committee is attached.

Supporting Documents

Budget Committee Report 7.2025.pdf 7

F. COMMUNICATIONS COMMITTEE

Resolved

Report provided by the committee is attached.

Supporting Documents

Communications Committee Report 7.2025.pdf 9

G. GATES & MONITORING COMMITTEE

No report at this time.

H. INFRASTRUCTURE COMMITTEE

Report provided by the committee is attached.

Supporting Documents

Infrastructure Committee Report 7.2025.pdf 11

I. LANDSCAPE COMMITTEE

Report provided by the committee is attached.

Supporting Documents

Landscape Committee Report 7.2025.pdf 13

J. RULES & REGULATIONS COMMITTEE

Report provided by the committee is attached.

A motion was made to add the following members to the committee: Ted Bader, Caroline Punches, Tom de Uriate, and Evelyn Allred.

Supporting Documents

Rules Regs Committee Report 7.2025.pdf 15

Motion: Craig Robinson
Second: Carla Cole

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

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VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. WITHDRAWN APPROVAL - CC&R REVISION BALLOT - 7.3.25

Resolved

The Board withdrew the approval for the CC&R Revision Ballot to be mailed to owners as they would like the committee to review it prior. The withdrawal was approved by the Board on July 1, 2025.

B. BRIGHTVIEW LANDSCAPE CONTRACT RENEWAL - 7.1.25

Resolved

The Board approved the renewal of the BrightView landscape contract outside of a meeting on July 1, 2025 as the contract was due for renewal on July 1, 2025. The contract amount is for $58,000.32 per year.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. CC&R REVISIONS

Resolved

The committee reviewed the proposed revisions are in agreement to send out the revision ballot with everything as is.

The Board discussed obtaining a reserve study analysis for the sidewalks.

A motion was made to table this item until after the reserve study agenda item.

The Board reviewed the reserve study agenda item.

A motion was made to postpone this item until the Board has more time to thoroughly review the reserve studies provided by Better Reserves.

First Motion
Table

Motion: Craig Robinson
Second: Carla Cole

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

Second Motion
Postpone

Motion: Dennis Drury
Second: Evelyn Allred

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

B. PARKING ENFORCEMENT PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Alpha Defense Security:**

The Board to discuss how often they would like enforcement drives to be completed.

Company	Description	Price	Board Resolution
Alpha Defense Security	Parking Enforcement between 12 and 6 am	$50 an hour	A motion was made to push this item to the Buc committee.

Motion: Craig Robinson

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Second: Janice Hoquette

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

C. PARKING BOSS PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Community Boss:**

Company	Description	Price	Board Resolution
Community Boss	Parking Boss Software for Self Service Parking Passes	$7,632.00 per year	A motion was made to push this to t Budget committee.

Motion: Craig Robinson
Second: Carla Cole

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

XI. NEW BUSINESS

A. 2026 RESERVE STUDY UPDATE

Resolved

Better Reserve provided the 2026 financial reserve update including the streetlight project. They also provided a sample including the sidewalks and one for an update without the 2025 streetlight update.

A motion was made to move this to the Budget committee.

A motion was made to add Lisa Miller Hobs to the Budget Committee.

A motion was made to add John Walsh to the Budget Committee.

First Motion
Budget Committee

Motion: Carla Cole
Second: Craig Robinson

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

Second Motion
Lisa Miller Hobbs

Motion: Carla Cole
Second: Craig Robinson

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

Third Motion
John Walsh

Motion: Craig Robinson
Second: Dennis Drury

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

B. STREET LIGHT PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Pezzuto Electric:**

Company	Description	Price	Board Resolution

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Pezzuto Electric	Supply 18 pole fixtures for future replacement. Fixtures are 18-20 weeks out from the time of placing the order.	$75,980.94	A motion was made to deny the proposal.

Motion: Craig Robinson
Second: Dennis Drury

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

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, AUGUST 27, 2025 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, August 27, 2025 at 5:00 pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

610 Champions Ave - commented on the bank analysis, records in storage, and rumors of gate remotes not working on Palmer.

Dennis Drury suggested those with gate remote issues change the battery then if the issue remains contact FSR to reprogram or possibly purchase a replacement remote.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 5:57 pm.

Motion: Carla Cole
Second: Janice Hoquette

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

9/30/2025

APPROVED **DATE**

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Budget Committee Report 7.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Budget Committee

Member Reporting: Carla Cole

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments

(Identify what the committee has successfully completed for tasks assigned)

None

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Setting up a meeting with FSR in Reno to start the Budget process

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Committee Recommendations

(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

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Communications Committee Report 7.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Communications

Member Reporting: Craig Robinson

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments
(Identify what the committee has successfully completed for tasks assigned)

Copying DVCA Homeowners records from the website to the Cloud for cataloging and availability on the Management Company website:
Newsletters back through about 2018
Financials back through about 2015
Minutes back through about 2015
Non-priviledged legal
Committee documents
Reserve studies

Upcoming Objectives and Goals/Tasks
(Short term items in the 1-8 weeks)

As documents become available on daytonvalley.connectresident.com, they will be removed from dvcahomeowners.com.
Most of the remaining documents do not have a year associated with them and will be looked at individually for cataloging. Completion date is mid-September. Dvcahomeowners subscription ends on September 26

Upcoming Homeowner Interaction
(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Evidence of the document transfer should be noticable over the next few weeks.

Committee Recommendations
(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

None

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Infrastructure Committee Report 7.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Infrastructure Committee

Member Reporting: Susan Cooper

Major Accomplishments

1. **Structural Road Maintenance repair work and Slurry Seal was completed in June 2025**
   The Dayton Valley Community Association now has structurally sound and newly paved and painted roads throughout the community.

2. **All DVCA fire hydrants** have been inspected and are in compliance. Chris Hofert, Lyon County Utilities Water Superintendent has confirmed that "*all fire hydrants on the golf course have been serviced.*"

1. **DVCA Committee Member Agreement Form**. New Infrastructure Committee members have reviewed and signed the FSR Confidentiality agreement.

Upcoming Objectives and Goals/Tasks

1. **NV Energy Street Light Audit.** In September 2024 NV Energy and Infrastructure committee members physically met to audit and inspect 91 street lights in the DVCA community. Despite numerous attempts from the Infrastructure Committee as well as First Service Residential management to find out the status of the audit, NV Energy has **not** yet confirmed their findings.

2. **Repair and/or Replacement of DVCA owned street lights**.
   It was established that 20 Streetlights located at Augusta Court, Bayhill Circle, and Sawgrass will eventually all need to be replaced given the lifespan of such posts and foundations is about 30 years.

   The Infrastructure Committee has requested First Service Residential for an updated proposal from Pezzulo Electric to replace all foundations and street lights.

   The Infrastructure Committee has also requested a Reserve Study update for 2026 to recalculate the funding level needed to replace 20 DVCA owned street lights.

   A new Reserve Update should be available tonight at the Board of Directors Meeting July 23, 2025.

3. **Easements Rights and Road Maintenance costs along the Palmer Road Corridor.**
   The Infrastructure Committee continues to recommend that any and all discussions, negotiations, agreements and/ or contracts concerning easement rights and maintenance agreements along the Palmer road corridors concerning the communities of Legato, Airport Parkway and/or any new housing developments by Legacy 49 and Silverado strictly go through legal channels and be worked out between the lawyers of the DVCA and said developments.

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Landscape Committee Report 7.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Landscape

Member Reporting: Tom de Uriarte

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments

(Identify what the committee has successfully completed for tasks assigned)

In the past month, Brightview has continued to do maintenance in accordance with the contract. In addition, the weeds on Carnoustie Court were cleared. The replacement of aging bushes in the Bayhill Gate area was completed; and the trees were trimmed at the request of the committee.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

The committee has requested clearance of weeds growing in the easement area along St. Andrews and along the end of Lakeview Drive.

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Committee Recommendations

(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)

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Rules Regs Committee Report 7.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Rules and Regs

Member Reporting: Craig Robinson

Committee Report should be no more than 4 minutes in length. The Board will keep time similar to homeowner comments to ensure time management of the meeting.
The committee shall complete and turn into the community manager by the designated time.

Major Accomplishments

(Identify what the committee has successfully completed for tasks assigned)

Committee met, selected Chairperson, forwarding two community members for nomination to committee.
Discussed parking and towing. Reviewed procedure for parking enforcement. Need tags from towing company to proceed.
Discussed a meeting w/ LCSD about what they can/cannot assist with.
Discussed ParkingBoss as replacement software for parking passes. Referring to Budget Committee. Discussed third-party security services for assistance with parking enforcement. Referred to Budget Committee.
Discussed existing bylaws regarding ATV and golf cart operations within the community. Suggested that any clarifications be done in rules and regs.
Referred CC&R back to board as written for community vote.
Discussed grass issues and enforcement during summer
Discussed what is considered a "holiday" and allowable "holiday decorations"
Considered "community garge sale" event/exemption

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

Committee Recommendations

(Items the Committee would like the Board to consider and take action on. Any recommendation requiring a financial based decision will need to have a summary business case submitted to the Board at least one week in advance.)