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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

Dayton Valley Golf Clubhouse
February 26 2025 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

February 26, 2025 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present

Mitchell Feather - President
Dennis Drury - Vice President
Alvin Kreie - Director
Katherine Mitchell - Director
Carla Cole - Director
Sandra Mass - Secretary/Treasurer

Directors Absent

None

Additional Attendees

Brooke Gillman - Community Manager - FirstService Residential
Tiffany D'Aquila - Regional Director - FirstService Residential
Gayle Kern - LKG
Cathy Cottrill - Wild Horse Preservation League
Deputy Ryan - Lyon County Sheriffs Office
Deputy Bristow - Lyon County Sheriffs Office
Deputy Sargent Redmond - Lyon County Sheriffs Office

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 5:05 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 February 26, 2025 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. WILD HORSE PRESERVATION LEAGUE PRESENTATION

Resolved

Cathy Cottrill gave a presentation from the Wild Horse Preservation League.

V. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

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909 Lakeview Dr - commented on the wild horse issue and the broken fence.

610 Champions Dr - commented on the addition of the landscape owned by the Golf Course.

VI. BOARD MEMBER RESIGNATION

Resolved

A motion was made to accept Director McRae's resignation from the Board effective 2/25/25 at 5 pm.

Motion: Mitchell Feather
Second: Carla Cole

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

VII. BOARD REORGANIZATION

Resolved

To confirm Carla Cole and Katie Mitchell remain on the Board per the ByLaws Article VII Section 5.

A motion was made to remove Sandy Mass as Board treasurer.

A motion was made to appoint Carla Cole as Board treasurer.

First Motion

Remove Sandy Mass as Treasurer

Motion: Dennis Drury
Second: Katherine Mitchell
AYEs: Mitchell Feather, Dennis Drury, Carla Cole, Alvin Kreie, Katherine Mitchell
NAYs: None
Abstained: Sandra Mass

▶ ***Resolved***
The motion passed

Second Motion

Appoint Carla Cole as Treasurer

Motion: Katherine Mitchell
Second: Dennis Drury
AYEs: Katherine Mitchell, Alvin Kreie, Carla Cole, Dennis Drury, Mitchell Feather
NAYs: None
Abstained: Sandra Mass

▶ ***Resolved***
The motion passed

VIII. APPROVAL OF MINUTES

Resolved

A motion was made to approve the October 23, 2024 Board of Directors meeting minutes as presented.

A motion was made to add the following statement from Carla Cole to the January 22, 2025 Board of Directors meeting minutes and approve them with the revision. "Ron commented that Board members are needed who have management and business skills to move forward with the Legacy 49 project which will provide the DVCA approximately $322,500. **I would like that in the record to document that the reorganization was a move to expedite a contract with a developer."**

First Motion

10.23.24 BOD Meeting Minutes

Motion: Sandra Mass
Second: Katherine Mitchell

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

Second Motion
1.22.25 BOD Meeting Minutes

Motion: Dennis Drury
Second: Katherine Mitchell

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

IX. FINANCIALS

A. SEPTEMBER, OCTOBER, NOVEMBER, DECEMBER 2024 FINANCIALS

Resolved

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

BALANCE SHEET:

Cash in Operating Accounts	$190,233.40
Cash in Reserve Accounts	$2,323,037.04

DELINQUENCIES

Assessment Delinquencies	$4,650.00
Fine Delinquencies	$75,149.00
Misc. Homeowner Delinquency	$5,462.11
# of Accounts in Collections & Status	5

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$6,277 **under** budget for the **month**
Expenses (over)/under budget year to date	$41,470 **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.

B. ADDING NEW LEGAL GL

Resolved

A motion was made to rename the GL Code to "Legal Developer Agreements".

Motion: Sandra Mass
Second: Mitchell Feather

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

X. REPORTS

A. COMMITTEE REORGANIZATION

Resolved

Acknowledgement of the following committee member resignations:

- Susan Cooper - Infrastructure Committee on January 22, 2025

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- Janice Hoquette - Gates & Monitoring Committee on January 23, 2025

- Mary Hawkins - Newsletter Committee on January 23, 2025

- Patti Rocha - Architectural Committee on January 24, 2025

- Katie Mitchell - IT and Newsletter Committee on February 2, 2025

- Susan Sheehan - Newsletter Committee on January 23, 2025

- Ramona Drury - CC&R Revision Committee on December 16, 2024

The charter for the IT committee and Newsletter committee will be combined and presented at the March meeting.

A motion was made to dissolve the Community Outreach Committee.

Motion: Carla Cole
Second: Katherine Mitchell
AYEs: Mitchell Feather, Dennis Drury, Carla Cole, Alvin Kreie, Katherine Mitchell
NAYs: Sandra Mass

▶ ***Resolved***
The motion passed

B. COMMITTEE REPORTS PROCESS

Resolved

The Board did not make a motion, however it is Management's recommendation to have Committee reports submitted one week prior to the meeting dates.

C. MANAGEMENT REPORT

Management has no report at this time due to the volume of outstanding matters that were unable to be resolved in the last meeting.

D. PRESIDENT'S REPORT

Management is awaiting the report from the President for inclusion in the minutes.

E. LANDSCAPE COMMITTEE

Management is awaiting the report from the Committee chair for inclusion in the minutes.

F. ARCHITECTURAL COMMITTEE

Management is awaiting the report from the Committee Liaison for inclusion in the minutes.

G. INFRASTRUCTURE COMMITTEE

Management is awaiting the report from the Committee Liaison for inclusion in the minutes.

H. RULES & REGULATIONS COMMITTEE

Report provided by Mitch Feather attached.

Supporting Documents

DVCA HOA Rules Regs Committee Report - 2-26-2025..pdf 14

I. CC&R REVISION COMMITTEE

Resolved

Management is awaiting the report from the Committee Liaison for inclusion in the minutes.

J. NEWSLETTER COMMITTEE

Resolved

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Report provided by Sandy Mass attached.

Supporting Documents

Committee Report 2025-02-26 Newsletter.pdf 16

K. IT COMMITTEE

Report provided by Sandy Mass attached.

Supporting Documents

Committee Report 2025-02-26 IT Infrastructure.pdf 18

L. BUDGET COMMITTEE

Management is awaiting the report from the Committee Liaison for inclusion in the minutes.

M. GATES & MONITORING COMMITTEE

Report provided by Mitch Feather attached.

A motion was made to order 4 boxes of remotes from Affordable Openers.

Supporting Documents

FEB 24 2025 Gates and Monitoring Committee Report..pdf 20

Motion: Mitchell Feather
Second: Carla Cole

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

N. COMMUNITY OUTREACH COMMITTEE

Resolved

This committee was dissolved at the beginning of the Board meeting.

XI. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. PALMER GATE HOURS - 7:30 AM TO 7:30 PM

Resolved

The Board approved adjusting the Palmer Gate Hours to change to 7:30am - 7:30pm to aide in the mitigation of the wild horses entering the community.

B. INSURANCE RENEWAL - PACKAGE POLICY $32,146.00

Resolved

The Board approved the Association Package Policy Renewal from Farmer Insurance on February 5, 2025 for the annual amount of $32,146.00.

This policy includes: Property, General Liability, Directors & Officers, and $50K in Cyber Liability.

XII. LEGAL REVIEW, IF ANY

Resolved

None at this time.

XIII. UNFINISHED BUSINESS

A. MANAGEMENT CONTRACT AMENDMENT

Resolved

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A motion was made to approve the management contract amendment with the change to say "discussed and approved by the Board".

Motion: Sandra Mass
Second: Carla Cole

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

B. ADDING LANDSCAPE INTO THE CONTRACT THAT BELONGS TO THE GOLF COURSE

Resolved

BrightView added in the additional Islands into the existing landscape contract with no additional cost.

A motion was made to accept the addition of the areas to the BrightView contract at no cost.

Motion: Dennis Drury
Second: Mitchell Feather

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

C. REMOVAL OF OLD HVAC IN GATEHOUSES

Resolved

Enclosed for review and approval are the following proposal(s) from **AJ Decker Construction Services:**

Description	Price	Board Resolution
Removal of old HVAC units, cover holes in ceiling, minor debris removal, and clean up and disposal of waste in both the Bayhill and Palmer Gate Houses	$1,375.00	A motion was made to deny this proposal and remove this item going forward.

Motion: Mitchell Feather
Second: Carla Cole

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

D. STREET LIGHT REPAIR/UPGRADE PROPOSAL

Resolved

At the October Board meeting a sealed bid was provided by Pezzuto Electric and Lighting to remove and replace all the existing DVCA owned streetlights due to the deterioration and failures for $145,796.15. The Board sent this to the committee for their review. The Board approved an exclusive bid letter that stated Pezzuto Electric and Lighting would be the only vendor the Association would seek a bid from.

A motion was made to **approve the proposal from Pezzuto Electric, this will be a reserve expense.**

Motion: Dennis Drury
Second: Mitchell Feather

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

E. DVCA - SLURRY SEAL PROPOSALS

Resolved

A motion was made to approve the slurry seal bid from SNC in the amount of $483,830.00.

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Motion: Dennis Drury
Second: Mitchell Feather

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

F. SIERRA GATE PROPOSALS

Background

Enclosed for review and approval are the following proposal(s) from **Sierra Gate & Control:**

Proposal #	Description	Price	Board Resolution
Bayhill Gate	Exit Gate Hinge Replacement	$4,196.16	A motion was made to approve both proposals from Sierra Gate.
Palmer Gate	Exit Gate Hinge Replacement	$4,196.16	

Motion: Dennis Drury
Second: Mitchell Feather

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

G. FIRE LANE SIGN PROPOSALS

Resolved

A motion was made to postpone this item to March.

Motion: Mitchell Feather
Second: Carla Cole

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

H. HORSE DROPPING CLEAN UP PROPOSAL

Resolved

A motion was made to postpone this item to March.

Motion: Mitchell Feather
Second: Carla Cole

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

I. ELECTRONIC VOTING PROPOSALS

Resolved

A motion was made to postpone this item to March.

Motion: Mitchell Feather
Second: Carla Cole

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

J. SHORT TERM RENTAL - RESOLUTION ADOPTION

Resolved

A motion was made to approve the adoption of the short term rental resolution.

Motion: Mitchell Feather
Second: Dennis Drury

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

K. DVCA PAINT BOOK - SHERWIN WILLIAMS

Resolved

A motion was made to approve the paint book from Sherwin Williams.

Motion: Mitchell Feather
Second: Carla Cole

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

L. TOWING ENFORCEMENT

Resolved

A motion was made to postpone this item to March.

Motion: Mitchell Feather
Second: Carla Cole

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

M. RESERVE STUDY - IMPACT

Resolved

A motion was made to postpone this item to March.

Motion: Mitchell Feather
Second: Carla Cole

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

N. RECORD KEEPING AND BOX REINSTATEMENT

Resolved

A motion was made to remove this item from the agenda moving forward.

Motion: Mitchell Feather
Second: Carla Cole

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

O. LEGAL OPINION ON CONFLICT OF INTEREST W/ NEIGHBORING DEVELOPERS

Resolved

A motion was made to remove this item on the agenda moving forward.

Motion did not pass, this will remain on the March agenda.

Motion: Mitchell Feather
Second: Sandra Mass
AYEs: Sandra Mass, Alvin Kreie, Mitchell Feather
NAYs: Katherine Mitchell, Carla Cole, Dennis Drury

▶ ***The motion did not pass***

P. DVCA WEBSITE

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Resolved

Katie Mitchell would like the committee charter re-evaluated.

The IT Committee charter will be on the March agenda to combine the IT and Newsletter Committees.

Q. EMAIL POLICY

Resolved

A motion was made to turnover the email policy document from Katie Mitchell as well as the existing email policy to legal for review.

Motion: Mitchell Feather
Second: Dennis Drury

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

R. CODE OF CONDUCT POLICY

Resolved

A motion was made to turnover the proposed Code of Conduct revision from Katie Mitchell to legal for review.

Motion: Katherine Mitchell
Second: Carla Cole

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

S. DAYTON VALLEY PARTNERS #1

Resolved

Gayle Kern provided a brief update on Dayton Valleys Partners #1.

XIV. NEW BUSINESS

A. INSURANCE - ADDITIONAL CYBER & WC RENEWAL

Resolved

Enclosed for review and approval are the following Insurance Proposal(s) from **Coalition and Farmers:**

Company	Description	Price	Board Resolution
Coalition	Supplemental Cyber Insurance to meet the legal requirement (250 units or more are required to have 1 million in coverage)	$1,376.00	A motion was made to approve the Supplemental Cyber from Coalition
Farmers	Workers Comp Renewal	$576.00	A motion was made to approve the Workers Comp Renewal

First Motion
Supplemental Cyber Insurance

Motion: Mitchell Feather
Second: Dennis Drury

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

Second Motion

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Workers Comp Renewal

Motion: Mitchell Feather
Second: Sandra Mass

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

B. SIERRA GATE PM RENEWAL

Resolved

Enclosed for review and approval are the following Proposal(s) from **Sierra Gate:**

Company	Description	Price	Board Resolution
Sierra Gate	Preventative Maintenance Contract Renewal	$300 Monthly or $600 Quarterly	A motion was made to approve the Sierra Gate PM Contract Renewal for $600 Quarterly.

Motion: Dennis Drury
Second: Carla Cole

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

C. FAST SIGN - UPDATED ENTRY SIGNAGE PROPOSAL

Resolved

A motion was made to postpone this item to March.

Motion: Dennis Drury
Second: Mitchell Feather

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

D. RIVER VISTA STORAGE RATE INCREASE

Resolved

A motion was made to accept the rate increase from River Vista Storage and pay the bill Annually.

Motion: Dennis Drury
Second: Katherine Mitchell

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

E. BAYHILL GATE HOUR CHANGE

Resolved

A motion was made to remove this item from the agenda moving forward.

Motion: Mitchell Feather
Second: Dennis Drury

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

F. WRONG WAY GATE ENTRY RULE ADDITION

Resolved

Gayle Kern disagrees with the CC&R referrenced for this.

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A motion was made to hand this over to Gayle's office to find the appropriate CC&R reference.

Motion: Mitchell Feather
Second: Dennis Drury

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

G. ENTRY FLAG REPLACEMENT

Resolved

A motion was made to remove this item from the agenda moving forward as these flags were from the developer.

Motion: Mitchell Feather
Second: Sandra Mass

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

H. WILD HORSE - FORMAL REMOVAL REQUEST

Resolved

A motion was made to remove this item from the agenda moving forward.

Motion: Dennis Drury
Second: Katherine Mitchell

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

I. PAINTED CATTLE GUARDS

Resolved

A motion was made to remove this item from the agenda moving forward.

Motion: Dennis Drury
Second: Katherine Mitchell

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

J. SPECIAL MEMBERS MEETING (TOWN HALL) SCHEDULING

Resolved

Carla will provide confirmation of the date to FirstService by Friday 2.28.25.

XV. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, MARCH 26, 2025 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, March 26, 2025 at 5:00 pm.

XVI. HOMEOWNER OPEN FORUM – ALL ITEMS

276 La Costa Ave - commented on the town hall, would like a list of questions included.

282 La Costa Ave - commented on her denied architectural request and would like a variance.

601 Champions Dr - would like to set up an appointment with the Board.

534 Stonehaven Ct - commented on the roofing materials variance request by another homeowner.

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305 Bayhill Cir - commented on the importance of Homeowner attendance at Board meetings and Homeowner participation in the upcoming April election.

359 Royal Troon Dr - commented on the importance of voting in the April election.

610 St Andrews Dr - commented on the meeting time, it does not work for working homeowners and suggests it be later.

XVII. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 7:13pm.

Motion: Mitchell Feather
Second: Carla Cole

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

Sandra A Mann aka Sandy Mann

APPROVED

4/3/2025

DATE

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DVCA HOA Rules Regs Committee Report - 2-26-2025..pdf

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COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE:

CC&Rs Committee

February 26, 2025

Member Reporting

N/A

Major Accomplishments

- No meeting was held in February, 2025

Upcoming Objectives and Goals/Tasks

- N/A

Committee Recommendations

- None

Next meeting

TBD

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Committee Report 2025-02-26 Newsletter.pdf

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COMMITTEE: Newsletter for February 26, 2025

Liaison Reporting: Sandy Mass

Committee Members: Sandy Mass – Liaison, Mitch Feather

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)

The committee met, without liaison, on December 14, 2024, to plan the DVCA 2024 Year-In-Review newsletter for publication the first week of 2025. During that meeting, and subsequent conversations, the chair at that time insisted on editing the newsletter herself; even though there were resources available with more time. As a result, the newsletter team was not given enough lead time to review and make edits, resulting in a newsletter that, unfortunately, has errors. These errors include incorrect financial information, incorrect parking graph, mis- spellings and placements. Corrected information was included in the February 2025 Newsletter. We apologize for the inconvenience.

As a result of the post-mortem review during the committee meeting for the February newsletter, the team has determined that a minimum of three (3) reviews of the newsletter will be completed by the newsletter team before it is submitted to management for publication, instead of the single review that occurred for the 2024 Year-In-Review newsletter.

The February 2025 Newsletter was published on schedule on February 14.

Upcoming Objectives and Goals/Tasks,
(Notification to the Board and homeowners of upcoming items they will see that will require their response)

The committee will be meeting via email next week to discuss the next newsletter.

The next newsletter is scheduled to be published on March 14, 2025. (second Friday of the month)

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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Committee Report 2025-02-26 IT Infrastructure.pdf

Docusign Envelope ID: C8EB5E6C-8848-44BC-A451-8B8154CDB3E8

COMMITTEE: IT Infrastructure for February 26, 2025

Liaison Reporting: Sandy Mass

Committee Members: Sandy Mass – Liaison, Mitch Feather

Committee Report should be no more than 4 minutes in length. The Board will keep the 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)

dvcahomeowners.com website statistics:

- We signed 56 new accounts on the website in 2024.
- We signed 6 new accounts on the website so far in 2025.

A winter theme has been updated to the website's slideshow and header images. The new visuals incorporate seasonal elements such as icy blue tones and winter landscapes to create a fresh aesthetic. These updates aim to enhance our users' experience by aligning the website's design with the current season.

You can see the full-size photos that we use on our website that have been contributed by residents in the DVCA Acknowledgments Photo Albums. Select the Photo Albums dropdown from the Key Links menu item on the left side of the website. Click on the photo to see the full size.

Upcoming Objectives and Goals/Tasks
(Notification to the Board and homeowners of upcoming items they will see that will require their response)

I'm looking for volunteers for the IT Committee. Volunteers do not have to be proficient in IT, the committee is more interested in how we can use the technology we have to communicate with the homeowners and community. Please contact Sandy Mass at smass@dvcahomeowners.com to join up.

As always, we are looking for local seasonal photos for our website. If you want to contribute to our library of images for the website, please submit them by using the contact us web feature or emailing to the website admin at admin@dvcahomeowners.com. We plan to refresh the photos on the website in early spring.

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 of the business case submitted to the Board at least one week in advance.

None.

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FEB 24 2025 Gates and Monitoring Committee Report..pdf

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Gates & Monitoring Committee

February 24, 2025

Start: N/A

Members Present: N/A

Major Accomplishment

NVR & Gatehouse Access Logs: The self-maintained DVCA NVR and Gatehouse Access logs was reviewed and compared with the NVR system logs, both covering the month of January, 2025. Any differences were minor and corrected in the self-maintained log. Both January, 2025 access and system logs have been archived with FSR.

No meeting was held in February, 2025

Upcoming Objectives and Goals/Tasks

N/A

Committee Recommendations

N/A

Next Gate Meeting.

TBD

Meeting Adjournment

N/A