DocuSign Envelope ID: 4900968E-788E-416E-8D5D-985DF4B793F4

FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Homeowners Association Board of Directors Meeting

February 22, 2023 5:00 PM
Dayton Valley Golf Course Clubhouse
101 Palmer Avenue
Dayton, 89403

MINUTES

Directors Present
Steven Gallisdorfer - Director
Katherine Mitchell - Treasurer
James Kepler - Director
Dennis Drury - Vice President
Carla Cole - Secretary
Leandra Carr - President

Directors Absent
Clinton Hall - Director

Additional Attendees
MikKenzy Lipkowitz - FirstService Residential
Homeowners are reflected on the sign in sheet.

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

A quorum was established and the meeting was called to order by Leandra Carr at 5:10pm.

Homeowner Sandy Mass, 285 La Costa Dr., indicated her intention to record the meeting.

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 24, 2023 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Homeowner, Lisa Miller-Hobbs 610 Champions Dr., suggests keeping the Insurance Committee.

V. APPROVAL OF MINUTES

Resolved

A motion was made to approve the January 25, 2023 Board of Directors meeting minutes with the corrections that were made prior to the meeting.

Motion: Carla Cole
Second: Katherine Mitchell

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

VI. FINANCIALS

Resolved

The Board of Directors acknowledged that the Board has fulfilled their duty to review the financial summary and condensed financial statements for period ending December 31, 2022 including the reconciliation of the operating and reserve accounts, the actual revenues and expenses for the operating and reserve accounts compared to this year's budget, subject to current NRS or NAC year-end audit or review

VII. LEGAL UPDATES

VIII. REPORTS

A. MANAGEMENT REPORT

Management reported there is alot going on within the community and the Board will be having a workshop in March with FirstService Residential to review 2023 goals. The Board inquired about the masonry wall on Dayton Valley Road, management responded that it is on the schedule with Carson Valley Masonry, however due to the weather that start date has been pushed back. Management stated that they will follow up with a new start date and advise the Board.

B. PRESIDENT'S REPORT

President, Leandra Carr reported that a vendor withdrew a previously approved proposal for lighting at the Palmer Gate, and the Board is currently working on obtaining proposals from another vendor. Management has requested the board members' questions and concerns go through the management company first and for homeowners to contact FirstService Residential, not the board members.

C. LANDSCAPE COMMITTEE

Committee Member, Carla Cole, stated as reported at the last meeting, the Landscape Committee would meet with the Roads Committee to go over snow routes, which has not happened as of yet. The contract with Brightview Landscaping expires on February 29, and we are continuing on a month-to-month agreement. The service fee will increase by 3% or a percent of the CPI. The Landscape Committee is pleased with Brian Corcoran and Brightview but realizes it is the Board's Fiduciary Duty to seek other proposals. Management will be going out for RFPs shortly.

D. ARCHITECTURAL COMMITTEE

Committee Member, Jim Kepler reported that It has been quiet due to the weather; the committee will be more active as the weather improves.

E. ROADS COMMITTEE

Committee Chair, Susan Cooper, reported they had their first committee meeting. Lisa Miller Hobbs is the Secretary of the committee. The issue with the drains on Champion not flowing is due to the pipe from Torrey Pines to 614 Champion being closed. Management and the committee are working with the County to try and resolve the issue. The committee will report back to the Board all findings. The committee wants the crack seal and street sweeping done simultaneously. Proposals are pending. There was also a discussion of 20 new stop signs to try to slow speed. Committee members drove the community to see the locations of new stop signs as proposed by Ron McRae. Future discussion topics for the committee are;

DocuSign Envelope ID: 4900968E-788E-416E-8D5D-985DF4B793F4

maintenance of the fire hydrants, speed bumps, street lighting, sidewalks around the community, and doggie station.

F. GATE/MONITORING COMMITTEE

Committee Member, Dennis Drury, reported that during inclement weather, both gates would be locked open.

G. RULES AND REGULATIONS COMMITTEE

Committee Member, Steve Gallisdorfer, reported that the committee met in December and wants to thank the homeowners who addressed the overgrown tree issue. Homeowners, please check your trees and shrubs for pruning. Trees should be no lower than 11 feet over asphalt, 7 feet over a sidewalk, or shrubs growing over the curb. Illegal parking is more under control. Some people have been tagged 3 or 4 times for parking in the street between midnight and 6 am, and towing is the next step. The committee is working on a proposal to reduce speed, Board Members asked where the funds would come from for the stop signs. Steve Gallisdorfer indicated the reserve study. A discussion ensued, and the funds in the Reserve Study are only for repair and replacement.

H. IT INFRASTRUCTURE COMMITTEE

Committee Member, Katie Mitchell, reported that committee is gearing up for the migration of Office 365. The Board approved a P Card, also known as an Association "debit card", that will pay for the monthly invoice of O365 because they do not accept checks. The committee has been working on a confidentiality agreement for all volunteers and working with management for the digitization of older Association records.

I. NEWSLETTER AND WEBSITE COMMITTEE

Committee Member, Katie Mitchell, reported the February newsletter was on time and the newsletter is either emailed or physically mailed to homeowners. Some homeowners reported not receiving the newsletter; management will look into it. Newsletters are sent out by bulk mail by Monarch Printing. Please contact FirstService Residential and update your preference if you want to receive your information in the mail or by email. Please be sure to sign up for the DVCA Website. FirstService Residential has a text program where you can receive alerts regarding issues in the community, contact FirstService Residential to sign up. If anyone would like to volunteer for this committee, don't hesitate to contact Katie Mitchell.

J. BUDGET COMMITTEE

Committee Member, Katie Mitchell, reported the committee is gathering information to update the budget needed for next year. All Common Interest Communities must have a Reserve Study must be done every five years by a Reserve Study Specialist. It is recommended an update is every year but not required. The budget committee will work with the Reserve Study Specialist on a 2023 update in April. The Budget Committee will meet in August to work on the 2024 Annual Operating and Reserve Budgets.

IX. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. CODE OF CONDUCT

Resolved

A motion was made to reinstate the current Code of Conduct written by the Association's Attorney. A discussion ensued regarding the amount of attorney fees incurred associated with the Code of Conduct, it was noted that attorney fees have not gone down nor has it alerted board behavior since the Code of Conduct was rescinded in May of 2022. The Board will discuss the Code of Conduct at a future board workshop with management to enhance the Code of Conduct with enforcement.

DocuSign Envelope ID: 4900968E-788E-416E-8D5D-985DF4B793F4

Motion: Carla Cole
Second: Katherine Mitchell
AYEs: Dennis Drury, James Kepler, Katherine Mitchell, Carla Cole
NAYs: Steven Gallisdorfer, Leandra Carr

▶ ***Resolved***
The motion passed

XI. NEW BUSINESS

A. INSURANCE RENEWAL

Resolved

Management presented the 2023-2024 Insurance Renewal from Farmers Insurance. Management stated that we did send out an RFP for the DVCA insurance policy, Michael Kim from LaBarre and Osknee Insurance submitted a letter regarding the insurance proposal and they recommended staying with the current carrier, Farmers as they could not offer a competitive bid at this time. The premiums have decreased and management will confirm that the policies are the same and the reason for the decrease. The Board questions Cruden Bay Insurance and if the assessments will be adjusted to reflect the premium decrease, providing the insurance coverage is the same. FFI did indicate that the policy submitted by Farmers has sufficient coverage.

First Motion
A motion was made to renew the Farmers Insurance Policy, provided we confirm the coverages are the same.

Motion: Carla Cole
Second: Steven Gallisdorfer
AYEs: Dennis Drury, Steven Gallisdorfer, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: James Kepler

▶ ***Resolved***
The motion passed

Second Motion
A motion was made to pay the Farmers insurance premium 6 months at a time to avoid the late fees we have been accumulating.

Motion: Carla Cole
Second: Katherine Mitchell
AYEs: Dennis Drury, Steven Gallisdorfer, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: James Kepler

▶ ***Resolved***
The motion passed

B. CHAMPIONS DRIVE DRAINS INSPECTION

Resolved

Management is soliciting proposals, but none have been received at this time. A Board member asked if the RFPs were just for Champion and not the rest of the community. Management stated they could change the scope to include the community. It was noted that it is costly to scope all drains—no further action is needed now.

C. STREET SWEEPING

Resolved

Management is soliciting proposals for street sweeping throughout the community; none have been received—no action at this time.

DocuSign Envelope ID: 4900968E-788E-416E-8D5D-985DF4B793F4

D. SPEED PROPOSAL

Resolved

Speed has been a hot topic within the community., a homeowner submitted a request to the Board to put up radar speed signs at no charge to the Association. After intense discussion surrounding the "proposal" for speed reduction, it was discussed to table the discussion surrounding speed enforcement because the Rules and Regulations committee did not send the proposal to the Management Company, the Board had nothing to review. Management commented there are several legal opinions by the attorney regarding the collection and photos used for violations. The attorney gave specific requirements for the Board to follow to pursue speed enforcement. This proposal will take time and must be done legally to avoid liability to the Association.

A motion was made to table any action for speed enforcement and will be discussed further at a later date.

Motion: Carla Cole
Second: Katherine Mitchell

▷ ***Resolved***
The motion passed unanimously

E. REMOVE SOCIAL AND INSURANCE COMMITTEES

Resolved

Carla Cole reported that the Insurance and Social Committees are on the agenda monthly as the committees are inactive, and nothing is reported—a motion by Carla Cole and seconded by Katie Mitchell to remove the Social and Insurance Committees. The motion was later amended after a discussion to suspend the Insurance and Social Committees. The motion passed unanimously.Carla Cole reported that the Insurance and Social Committees are on the agenda monthly as the committees are inactive, and nothing is reported

Motion: Carla Cole
Second: Katherine Mitchell

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

XII. SCHEDULING OF NEXT BOARD MEETING

Resolved

That the next scheduled Board of Directors meeting will be held on March 22, 2023.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

Earlene Jachimowicz – 244 Cruden Bay: Stated that she did not receive the newsletter by mail. *FSR took her information and will check on her newsletter.*

If the insurance rates went down, would Cruden Bay see a reduction in their assessments? *FSR will notify the homeowners in writing if the rates go down and the insurance is the same coverage.*

The wall is an eyesore, and why couldn't the Association pay for it upfront? *FSR explained if the Association fronted the money, there was no guarantee the insurance would pay over their proposed claim.*

Why couldn't the Association put a sign up in front of the hole in the wall? *Jim Kepler would like to move his sign to cover the hole in the wall.*

I realize there is a Code of Conduct for Board Members; why can't there be one for the homeowners? *FSR will draft a policy for a Code of Conduct for homeowners.*

You want to install 20 new stop signs; how much will that cost? *That is currently in the research stage.*

cuSign Envelope ID: 4900968E-788E-416E-8D5D-985DF4B793F4

Doug Kreie - 144 Saw Grass Ln: What happened to the Sgt. At Arms? *Mr. Kreie was advised it was dropped.*

Lisa Miller Hobbs - 610 Champions: Concerned that names of vendors for RFPs are never in the meeting minutes and wanted to ensure the Management Companies are not just sent to businesses in their domain. *The homeowner assured RFPs would be reflected in the minutes.*

Lisa is still receiving two newsletters, one for her and one for her deceased husband. *FSR will look into it.*

Susan Cooper – 327 Bayhill Circle: She is unable to open the link for the newsletter that she currently has. *FSR will send her a new link and check the DVCA Website for updated information.*

Susan is asking the Board to move slowly with the speed enforcement. She is asking to start with stop signs and then assessing the situation before moving forward with cameras and is not in favor of big brother.

Carla Cole - 635 St. Andrews: would like to compliment Katie Mitchell on the professional and newsworthy newsletter and has received many calls from homeowners stating the same.

XIV. ADJOURNMENT

Resolved

That the meeting was adjourned at 6:32pm.

Carla Cole — **APPROVED**

7-24-23 — **DATE**