Docusign Envelope ID: 4D996AC3-67AB-4105-A418-CD828AFF3DE8

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

Dayton Valley Golf Clubhouse
April 1 2025 – 5:00 PM

FirstService
RESIDENTIAL

Docusign Envelope ID: 4D996AC3-67AB-4105-A418-CD828AFF3DE8

FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

April 1, 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
Carla Cole - Treasurer
Sandra Mass - Secretary

Directors Absent
None

Additional Attendees
Brooke Gillman - Community Manager - FirstService Residential
Tiffany D'Aquila - Regional Director - FirstService Residential

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 5:00 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 April 1, 2025 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

327 Bayhill Cir - commented on Management being absent in person.

628 Champions Dr - commented on a violation fine.

501 Doral Ct - commented on the wild horses destroying his yard.

305 Bayhill Cir - commented on the violence threats.

276 La Costa Ave - commented on the March 19 Unit Owners Meeting.

610 Champions Dr - commented on the conflict of interest with Legacy 49 agenda item.

V. APPROVAL OF MINUTES

Resolved

Docusign Envelope ID: 4D996AC3-67AB-4105-A418-CD828AFF3DE8

A motion was made to approve the February 26, 2025 Board of Director meeting minutes as presented.

Motion: Sandra Mass
Second: Mitchell Feather

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

VI. FINANCIALS

A. JANUARY 2025 FINANCIALS

Resolved

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$249,108.28
Cash in Reserve Accounts	$2,347,347.18

DELINQUENCIES

Assessment Delinquencies	$17,792.00
Fine Delinquencies	$79,950.00
Misc. Homeowner Delinquency	$6,254.92
# of Accounts in Collections & Status	5

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$5,166 **under** budget for the **month**
Expenses (over)/under budget year to date	$5,166 **under** budget for the **year**

B. 2024 TAX RETURN

Resolved

2024 Taxes were filed and there was a payment due of $25,176.00.

VII. REPORTS

A. COMMITTEE MEMBER CONFIRMATION

Resolved

Landscape committee:

- Carla Cole - liaison
- Tom De Uriate- chair
- Bruce Thiel - member
- Dennis Drury - member

Budget committee:

- Carla Cole - liaison/chair
- Mitch Feather- member
- Sandy Mass - member

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ARC committee

- Doug Kreie - liaison/chair
- Karina Stevens - Member
- Debra Henshall - Member
- rest of Board - Members

Infrastructure committee

- Dennis Drury - liaison/chair

Rules & Regs committee

- Mitch Feather- liaison/chair
- Sandy Mass - member
- Carla Cole - member
- Doug Kreie- member

Gates & Monitoring committee

- Dennis Drury- liaison
- Mitch Feather- Chair

IT/Newsletter committee

- Sandy Mass- liaison/chair
- Mitch Feather- Member

A motion was made to add Dennis Drury to the Rules & Regs Committee and Jeanette Peek to the Infrastructure Committee.

Motion: Carla Cole
Second: Mitchell Feather

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

B. COMMITTEE REPORTS PROCESS

Resolved

To ensure the Board has all the information prior to any votes taking place when the committee makes recommendations, all committee reports will need to be submitted to Management the Wednesday prior to the Board meeting for inclusion in the Board packet. Management has shared the Committee report form with all the Committee Liaisons and Chairs via email.

Any items that take place after the date reports have been submitted to Management will need to be included for the next Board meetings report.

Submitting the reports prior also helps ensure if a committee chair is absent the report can still be presented to the Homeowners and any actions needed from the Board can still be taken.

A motion was made to accept the new committee reporting process.

Motion: Sandra Mass
Second: Mitchell Feather

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▶ *Resolved*
The motion passed unanimously

C. MANAGEMENT REPORT

Since the January 22nd Board Meeting there have been 21 ARC submittals, 155 calls to the care center with most centered towards general Association information, and 41 new violations issued with majority being garbage can focused.

Since the last meeting:

- Candidate Statement mailer was sent out.
- 7 Candidate Statements were received
- Election Mailer has been created and the final draft was sent to print on Friday March 28th
- Following the ballot being mailed, Management received a withdrawal of candidacy from Jane Rothman on Monday March 31st. This will be addressed accordingly during the ballot counting process.
- The March Newsletter was sent out that was provided by Sandy Mass
- FirstService Residential has rolled out a new support team known as Resident Support Services. There was an email blast that went out, and clearer version will be sent out following the meeting to give more access to the resources available. This dedicated team will assist in even more efficient response times.

D. PRESIDENT'S REPORT

Report provided by Mitch Feather attached.

Supporting Documents

President's Report 4-1-2025.pdf 13

E. LANDSCAPE COMMITTEE

Report provided by Tom De Uriate attached.

Supporting Documents

Landscape Committee Report Form April Meeting 2025.pdf 15

F. ARCHITECTURAL COMMITTEE

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

G. INFRASTRUCTURE COMMITTEE

Report provided by Dennis Drury attached.

Supporting Documents

Infrastructure Committee Report Form 4.1.25.pdf 17

H. GATES & MONITORING COMMITTEE

Report provided by Mitch Feather attached.

Supporting Documents

MAR 14 2025 Gates and Monitoring Committee Report .pdf 19

I. RULES & REGULATIONS COMMITTEE

Report provided by Mitch Feather attached.

Supporting Documents

DVCA HOA Rules Regs Committee Report - 3-14-2025..pdf 21

J. NEWSLETTER COMMITTEE

Resolved

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Report provided by Sandy Mass attached.

Supporting Documents

Committee Report 2025-03-26 Newsletter.pdf 26

K. IT COMMITTEE

Report provided by Sandy Mass attached.

Supporting Documents

Committee Report 2025-03-26 IT Infrastructure.pdf 28

L. BUDGET COMMITTEE

None at this time.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. SIERRA GATE - BAYHILL GATE REPAIRS - $2,915.16

Resolved

The Board approved the Sierra Gate Proposal to repair the Bayhill Gate in the amount of $2,915.16 on March 21, 2025.

B. BOARD SUPPORT LETTER RED LTD - AUGUST 15, 2024

Resolved

The Board signed a letter of support to RED LTD on August 15, 2024.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. FIRE LANE SIGN PROPOSALS

Resolved

Enclosed for review and approval are the following proposal(s) from **Signs by Tomorrow, SNC, and Fast Signs:**

Company	Description	Price	Board Resolution
Signs by Tomorrow	2 Fire Lane Signs for Cruden Bay (No Installation, Does not go to Dayton)	$120.40	
SNC	2 Fire Lane Signs for Cruden Bay with Posts and Installation	$1,600.00	
Fast Signs	2 Fire Lane Signs for Cruden Bay with Posts and Installation	$764.31	A motion was made to accept the proposal from Fast Signs.

Motion: Carla Cole
Second: Mitchell Feather

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

B. HORSE DROPPING CLEAN UP PROPOSAL

Resolved

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Management received multiple calls from Homeowners complaining about Horse droppings in the roadways of the community. Management sought vendors who could assist in clean up and received a proposal back from only one.

Enclosed for review and approval are the following proposal(s) from **Reno Green:**

Company	Description	Price	Board Resolution
Reno Green	One-Time Horse Dropping Clean Up	$670.00	A motion was made to drop this item going forward.

Motion: Mitchell Feather
Second: Dennis Drury

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

C. FAST SIGN - UPDATED ENTRY SIGNAGE PROPOSAL

Resolved

Enclosed for review and approval are the following Proposal(s) from **Fast Signs:**

Company	Description	Price	Board Resolution
Fast Signs	Updated Proposal for Gate Signage to include proper installation and signage count	$2,435.43	A motion was made to approve the updated proposal from Fast Signs.

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

▶ ***Resolved***
The motion passed

D. ELECTRONIC VOTING PROPOSALS

Resolved

*Management sought out proposals for electronic voting for the **proposed CC&R revisions**.*

Only one company came back with a proposal, Vote HOA Now their pricing information is attached.

Not anticipating Board vote at this time. However, Management sought clarity on costs at the Board's request for future inquiries.

A motion was made to move this item to May with the new Board.

Motion: Carla Cole
Second: Dennis Drury

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

E. WRONG WAY GATE ENTRY RULE ADDITION

Resolved

A motion was made to accept the language suggested by LKG and add it to the Rules and Regulations.

Motion: Dennis Drury
Second: Mitchell Feather

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

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F. TOWING ENFORCEMENT

Resolved

A motion was made to move this item to May with the new Board.

Motion: Mitchell Feather
Second: Dennis Drury

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

G. PAINTED CATTLE GUARDS

Resolved

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

Motion: Dennis Drury
Second: Mitchell Feather

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

H. RESERVE STUDY - IMPACT

Resolved

A motion was made to have Mari Jo update the street light reserve item with the information from the current proposal.

Motion: Dennis Drury
Second: Mitchell Feather

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

I. PEZZUTO ELECTRIC - STREET LIGHT REPLACEMENT PROPOSAL

Resolved

The updated Pezzuto Proposal is $164,318.26 as the one approved in February was a stale proposal.

A motion was made to try and get an engineer to assess the streetlights and provide a report within the week.

A motion was made to approve the Pezzuto Proposal for $164,318.26 by next week if an engineer is not able to complete an assessment.

First Motion
Engineer Report

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

▶ ***Resolved***
The motion passed

Second Motion
Approval of the Proposal if the Engineer cannot complete and Assessment within a week.

Motion: Dennis Drury
Second: Mitchell Feather
AYEs: Alvin Kreie, Mitchell Feather, Dennis Drury

Docusign Envelope ID: 4D996AC3-67AB-4105-A418-CD828AFF3DE8

NAYs: Sandra Mass, Carla Cole

▶ ***Resolved***
The motion passed

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

Resolved

The Board to discuss requesting Legal to author an opinion on conflict of interest with the neighboring developers. This document will need to be non-privileged.

A motion was made to ask legal to author this opinion.

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

▶ ***The motion did not pass***

K. EMAIL POLICY

Resolved

A motion was made to move this item to May with the new Board.

Motion: Carla Cole
Second: Mitchell Feather

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

L. CODE OF CONDUCT POLICY

Resolved

A motion was made to move this item to May with the new Board.

Motion: Carla Cole
Second: Dennis Drury

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

XI. NEW BUSINESS

A. GATE REMOTE PRICING POLICY

Resolved

A motion was made to charge market price, including shipping, moving forward for gate remotes.

Motion: Dennis Drury
Second: Carla Cole

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

B. IT AND NEWSLETTER COMMITTEE CHARTER

Resolved

A motion was made to move this item to May with the new Board.

A motion was made to send the documents to legal for review in the meantime.

First Motion
Move to May

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Motion: Carla Cole
Second: Alvin Kreie

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

Second Motion
Send to Legal

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

▶ ***The motion did not pass***

C. INFRASTRUCTURE COMMITTEE CHARTER

Resolved

A motion was made to move this item to May with the new Board.

Motion: Dennis Drury
Second: Mitchell Feather

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

D. CONFLICT OF INTEREST

Resolved

Carla Cole asked each Board member to confirm whether or not they had an existing, actual or perceived conflict of interest with Legacy 49.

Dennis Drury said no.

Sandy Mass said no.

Doug Kreie said no.

Carla Cole said no.

Mitch Feather said no.

E. CRUDEN BAY BLOCK WALL GRAFFITI REMOVAL PROPOSAL

Resolved

A motion was made to move this item to May.

Motion: Carla Cole
Second: Dennis Drury

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

F. ARC - COMPOSITE ROOFING

Resolved

A motion was made to work on modifying the arc guidelines to allow for composite roofing.

Language to be added into the arc guidelines is to be approved at a later date.

Motion: Sandra Mass
Second: Carla Cole

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

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G. LANDSCAPE CONTRACT

Resolved

A motion was made to not go out to bid and stay with BrightView.

Motion: Carla Cole
Second: Dennis Drury

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

H. LANDSCAPE PRE-APPROVED MONTHLY IRRIGATION REPAIR BUDGET

Resolved

A motion was made to approve BrightView to have a $500 monthly pre-approved minor irrigation repair budget.

Motion: Dennis Drury
Second: Alvin Kreie

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

I. ACKNOWLEDGEMENT OF MANAGER ASSIGNMENT

Resolved

A motion was made to approve Brooke Gillman as the Community Manager.

Motion: Mitchell Feather
Second: Carla Cole

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

J. CC&R REVISIONS

Resolved

A motion was made to send the proposed CC&R revisions to legal for review.

Motion: Mitchell Feather
Second: Dennis Drury

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

K. MARCH 19, 2025 UNIT OWNERS MEETING REPORT

Resolved

Report provided by Carla Cole attached.

Supporting Documents

Unit Owners Meeting 3.19.25 - Read in 4.1.25 BOD M.pdf 30

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, MAY 28, 2025 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, May 28, 2025 at 5:00 pm.

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XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

909 Lakeview Dr - commented on the conflict of interest agenda item, noting NRS 116.318 A 10 A.

359 Royal Troon Dr - commented on the violence threats.

276 La Costa Ct - commented on the upcoming election.

610 Champions Dr - commented on the HOA potentially taking on sidewalk maintenance.

285 La Costa Ave - commented on HOA potentially taking on sidewalk maintenance.

610 Saint Andrews Dr - commented on the upcoming election.

601 Champions Dr - commented on her violation fines.

282 La Costa Ave - commented on the upcoming election.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 7:29 pm.



5/30/2025

APPROVED **DATE**

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President's Report 4-1-2025.pdf

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President's Report
April 1, 2025

At last month's Board meeting on February 26, 2025, not only did we have a very productive meeting with probably the longest agenda this HOA has ever seen, but we also had a good-sized number of homeowners in attendance in-person and virtually. It's good to see that level of interest.

Last week, on March 19, 2025, a special meeting by homeowner petition was held. According to its agenda, the purpose of that meeting was to address homeowners' questions related to the Legacy 49 project and, more specifically, its impact on this community. At least one homeowner stood up and put forth a key take-away: *With regard to any agreement between DVCA and the Legacy 49 developer somewhere in the future and potential receipt of any money from the Legacy 49 developer probably being more than 2 years from now, why is so much energy being expended on it now?* To that homeowner and like-minded homeowners, I say this: good catch!

With the DVCA election coming up and a new Board being seated on April 23, it would be good to see the same level of attendance at future Board meetings. Stay involved! Make your opinion and your voice heard!

Mitch

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Landscape Committee Report Form April Meeting 2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Landscaping

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)

Due to weather problems and an injury to the lead person on Brightview's crew, not much has been completed since the last meeting but Brightview is ahead of schedule for their Spring work outline and should be finished with what they planned by mid April. That would be ahead of schedule.

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

Plan is to complete Spring prep by April 30 and they are on schedule.

Brightview is still removing tumbleweeds from the area when needed.

The search for the valves controlling water flow to the four islands that have been added to the easement list is ongoing. Bushes were removed in January but no more has been done on this since then.

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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Infrastructure Committee Report Form 4.1.25.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Infrastructure Committee

Member Reporting: Dennis Drury

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)

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

The slurry seal will begin in late spring or early summer.

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.)

FirstService Residential	**Reno Office**	639 Isbell Rd Ste 320 ● Reno, NV 89509	**email: daytonvalley@fsrnevada.com**

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MAR 14 2025 Gates and Monitoring Committee Report .pdf

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COMMITTEE REPORT FOR BOARD MEETINGS

Gates & Monitoring Committee

March 14, 2025

Start: 11:36 A.M.

Members Present: Mitch Feather, Committee Chairman and Board President
Dennis Drury, Liaison and Board Vice-President
Doug Kreie, Board Member
Carla Cole, Board Member
Jeanette Peck, Homeowner and non-committee member

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 February, 2025. Any differences were minor and corrected in the self-maintained log. Both February, 2025 access and system logs have been archived with FSR.

Sierra Gate Preventative Maintenance (PM) Agreement: Recommended for Board approval

Acquisitions: Purchase of 8 TB USB-attached hard drive, cables, and keyboard & mouse via FSR to perform backup of Bayhill NVR prior to replacement of defective NVR.

Upcoming Objectives and Goals/Tasks

- Setup of Holiday operating schedules on Bayhill & Palmer gates in September
- Implementation of weekly camera check at both Bayhill & Palmer gates via remote access of NVRs.

Committee Recommendations

Approval of Sierra Gate Preventative Maintenance (PM) Agreement

Next Gate Meeting.

TBD

Meeting Adjournment

March 14, 2025 11:45 A.M.

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DVCA HOA Rules Regs Committee Report - 3-14-2025..pdf

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COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE:

CC&Rs Committee

March 14, 2025

Meeting called to order 11:05 a.m.

Member Reporting

- Mitch Feather, Committee Chair, Board Liaison, DVCA President
- Dennis Drury, DVCA Vice-President
- Doug Kreie, DVCA Board Member
- Carla Cole, DVCA Board Member
- Jeanette Peck – Homeowner and non-committee member

Major Accomplishments

- Recommend revision of Architectural rule 10.2.b ("Roofs") to include composite shingle roofing.

- Recommend revision of Architectural rule 10.2.b ("Roofs") to include language that "Roofing material(s) must meet or exceed Lyon County requirements". Retain language that "colors must be approved by the Architectural Control Committee".

  Proposed paragraph: "**Roofs** are to be of slate, concrete tile, S tile, or composite shingle. Roofing material must meet or exceed Lyon County requirements. Colors must be approved by the Architectural Control Committee. Shake or asphalt tiles will not be approved unless previously approved for the original construction."

  Current Lyon County requirement is that roofing is compliant with the 2018 International Residential Code (IRC), including fire-rated shingles rated B or better.

Upcoming Objectives and Goals/Tasks

- Carla Cole to follow-up with NV Energy regarding street lights on Armstrong and report back.

Committee Recommendations

- Recommend revision of Architectural rule 10.2.b ("Roofs") to include composite shingle roofing.

- Recommend revision of Architectural rule 10.2.b ("Roofs") to include language that "Roofing material(s) must meet or exceed Lyon County requirements". Retain language that "colors must be approved by the Architectural Control Committee".

  Proposed paragraph: "**Roofs** are to be of slate, concrete tile, S tile, or composite shingle. Roofing material must meet or exceed Lyon County requirements. Colors must be approved by the Architectural

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Control Committee. Shake or asphalt tiles will not be approved unless previously approved for the original construction."

Current Lyon County requirement is that roofing is compliant with the 2018 International Residential Code (IRC), including fire-rated shingles rated B or better.

Next meeting

TBD

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Parking Pass Program Update

The current online Parking Pass program is operated under the CC&Rs committee. In September 2023, the CC&Rs committee asked the IT committee to develop an online process creating a more convenient means for DVCA residents to request and receive parking passes using the dvcahomeowners.com website from any electronic device they may have. As an additional benefit, the Parking Pass program has proven to be a more efficient and convenient way for the DVCA volunteers to deliver the passes.

Here's the breakdown of how long the issuance of a parking pass takes – both before and after the launch of the Parking Pass program:

Before the program:

- it took at least 10 minutes for the volunteer to drive to the homeowner's house
- 5 minutes to fill out the pass with the car and homeowner info and deliver to the homeowner
- another 10 minutes for the volunteer to drive home

With the online Parking pass program:

- it takes a volunteer a minute to review the pass information for completeness
- 2-3 minutes to create a PDF and attach it to the online pass
- another minute to send the email with the information on how to access the pass.

With the old manual process took at least 20-25 minutes of a volunteer's time, it now takes 5 minutes.

In the last 16 months, 664 parking passes have been issued. With the old process, 664 passes at 25 minutes per pass would have equated to 16,600 volunteer-minutes. With the new online process, the 664 passes at 5 minutes per pass equates to 3,320 volunteer-minutes. This represents a savings of 221 volunteer-hours.

It has been an outright success over the 16 months it has been in operation. It has been well received by the community and, at any point in time, it is operated by two (2) volunteers. To date, only 3 parking passes out of over 664 passes had to be hand delivered.

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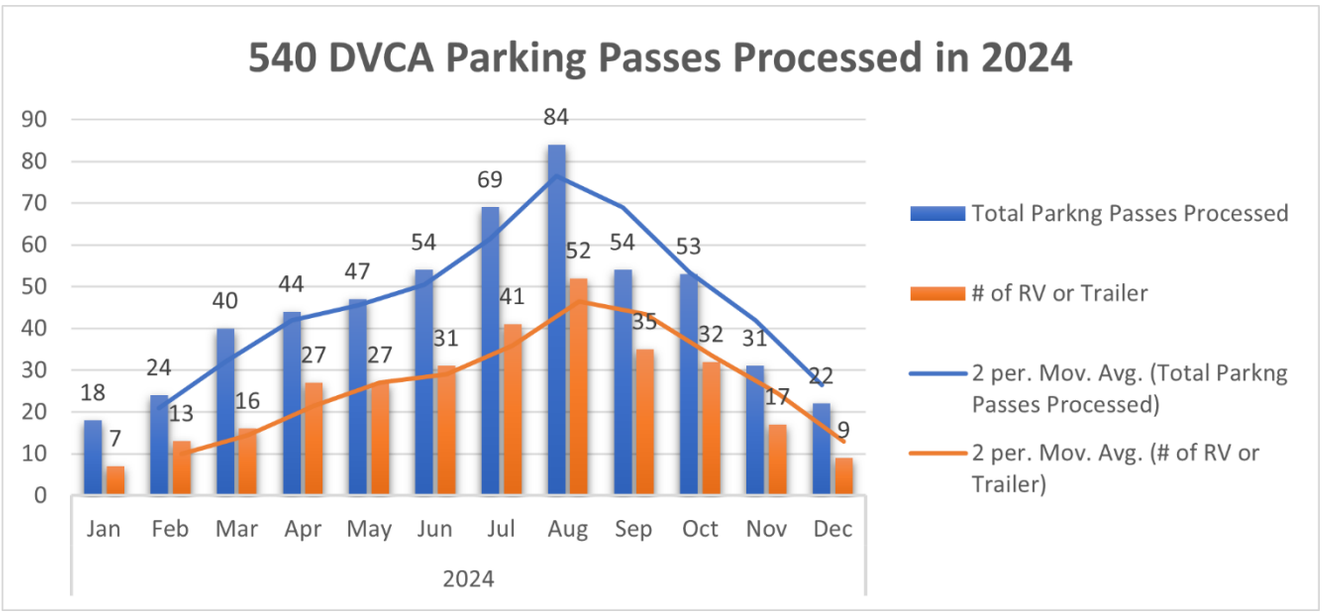

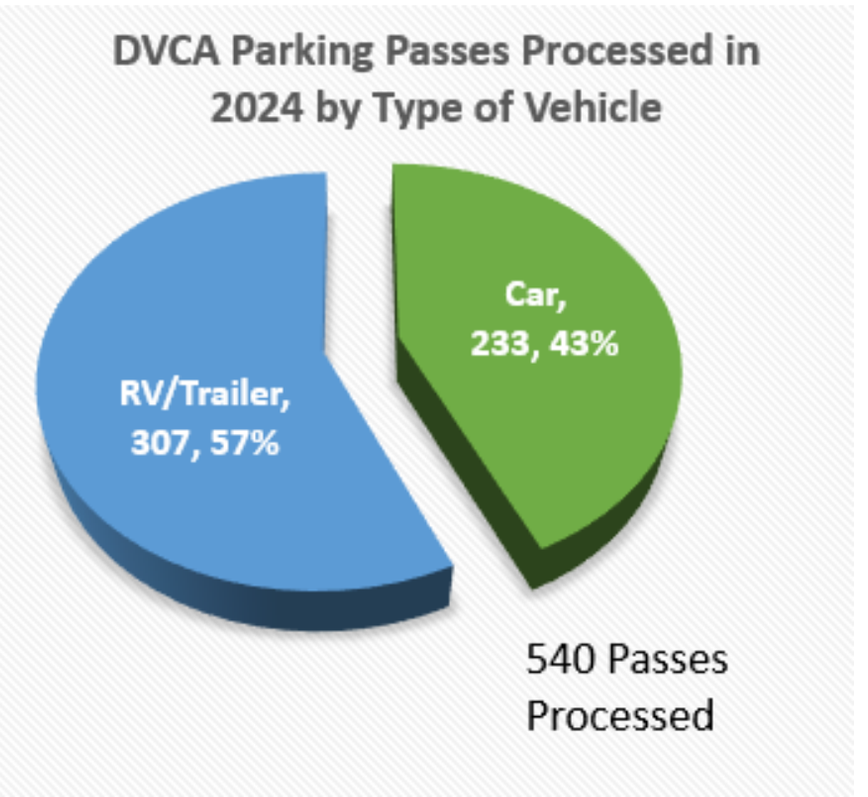

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Committee Report 2025-03-26 Newsletter.pdf

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COMMITTEE: Newsletter for March, 26, 2026 BOD Meeting

Report Prepared on March 17, 2025 for inclusion in the board packet for the BOD meeting.

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 on March 9, 2025 to discuss the DVCA 2025 March Newsletter.

Included in the discussion was the creation of a new "Feature" section of the newsletter called "Questions to the Board". Questions that our homeowners would like to see in the dvcahomeowners.com website or in the newsletter can be submitted by going the the the "Contact Us" menu option and selecting the "Question to the Board" 'Send To' dropdown. Fill out the rest of the information in the form, including your question in the "Description of how we can help you. Please keep your question straight-forward and on a single topic.

Then keep your eye out on the website's "FAQs" page or, for longer answers, in the "How does it Work in the HOA?" page. Some questions may be included in the newsletter. Questions may be answered quickly; some may take a while.

The March 2025 Newsletter was published on schedule on March 14, 2025.

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 Apill 11, 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 2025-03-26 IT Infrastructure.pdf

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COMMITTEE: IT Infrastructure for March 26, 2025, BOD Meeting

Report Prepared on March 17, 2025, for inclusion in the board packet for the BOD meeting.

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 9 new accounts on the website in 2025 as of March 17.

The IT Committee met on 3/9/2025 and discussed updates to the website and closure of accounts as a result of the new vacancies on the board due to Ron McRae's resignation and sale of Katie Mitchell's home.

As usual, the monthly newsletter and most recent financials have been posted along with the new Resolution - Adopted 2.26.25 Rules Prohibiting Commercial Use and Occupancy.

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

A new charter is being revised to combine the IT Infrastructure and the Newsletter Committees into a single committee.

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.

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Unit Owners Meeting 3.19.25 - Read in 4.1.25 BOD M.pdf

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Questions from the audience at the Unit Owners Meeting:

Presented at the April 1, 2025 Board Meeting

- Jeanette stated that Village One has access to Palmer
- Jeanette stated that 200 Silverado Properties will have access to Palmer
- Many concerns about the use and access to Palmer Drive and use by construction vehicles.
- Q: Is all Village 1 Residential?
- Q: Several questions regarding the "signed" agreement, Specifically Construction traffic on Palmer.
- Q: Several questions regarding the proposed changes versus those previously proposed.
- Q: Will the agreement be presented at an open board meeting
- Q: What are the benefits of this project, and will it involve another bridge?
- Dennis spoke several times regarding the wish list, that board members had some of the same concerns.
- Eddie Holt stated already has a construction entrance. More worried about the agreement with Silverado.
- Q: Why are no feasibility studies on the financial impact of more gates?
- Q: Why is there no intermittent agreement vs. an agreement?
- The agreement will be signed before the final map.
- Several homeowners asked for the PUD
- Q: Who gave Jaimie the option to use Palmer Drive?
- Q: Do the homeowners have the right to say no?
- Russ Olmos stated that Silverado has easement rights to use Palmer.
- Q: Is there a possibility for maintenance agreements for Silverado?
- Q: What authority does our HOA have in this vote?
- Q: How immense is our power?
- Q: Why are the homeowners not voting for this project?
- Q: Why are we discussing gate promises from over 25 years ago, based on a Casino that never materialized?

Card submitted: Why are we installing more gates? We can't manage what we already have.

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I would like to clarify a couple of things regarding the accusations that this board is dishonest on Nextdoor.

- I would like to ask the board and FSR if there is an agreement between DVCA and Legacy 49 that was written by and presented to the board by the Attorneys for Legacy 49 and DVCA for approval in an open board meeting regarding easements or the use of basins.

- The Unit Owners Meeting was either illegal or not sanctioned by FSR. In our governing documents, specific guidelines need to be followed, and we adhered to them. There is no requirement for a board quorum; the President of the Board does not run it. That is just what it is, a meeting of the homeowners

- There is NO requirement that FSR be in attendance.

- Minutes are to be taken, and we are not required to audio the meeting. This was verified with FSR and the Ombudsman's Office. If we were required to audio the meeting, it would have been mentioned at the beginning, as we do in the regular board meeting.

- Minutes are to be published within 30 days of the meeting, and they will be. The minutes will include the presentations, i.e., decorum, the reason for the meeting, PowerPoint, and an overview of the homeowners' concerns.

- There have been accusations that we did not invite the two committee members. As required by NRS, we sent out a notice of the meeting. We did invite Sandy Mass to speak, but she declined.

- To infer that this meeting was "coincidental" near the election is also incorrect. The bottom line is that if you don't like a candidate, don't vote for them.