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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

January 24, 2024 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present
Carla Cole - President
Dennis Drury - Vice President
Katherine Mitchell - Treasurer
Sandra Mass 2020 Tr - Secretary
James Kepler - Director
Eugene Cowles Jr - Director
Alvin Kreie - Director

Directors Absent
None

Additional Attendees
Stephanie Viau, Regional Director - FirstService Residential
Brooke Gillman, Compliance Coordinator - FirstService Residential
Approximately 14 owners present.

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 on Wednesday, January 24, 2024 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 January 24, 2024 and reviewed the following items: Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters.

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

None at this time.

V. APPROVAL OF MINUTES

Resolved

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The minutes from the October 25, 2023 board of directors meeting were approved as presented.

Motion: Sandra Mass 2020 Tr
Second: Carla Cole

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

VI. FINANCIALS

A. SEPTEMBER - NOVEMBER 2023 FINANCIALS

Resolved

The Board acknowledged that they have fulfilled their duty to review the year to date financial statements for periods ending September 30, 2023 October 31, 2023 and November 30, 2023, 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 year-end audit.

Motion: Katherine Mitchell
Second: Eugene Cowles Jr

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

VII. REPORTS

A. MANAGEMENT REPORT

Management provided overview of the monthly activity report: 3 ARC submittals, 238 calls to the care center with a focus on balance and payments, and 110 violations issued with a majority being parking related. Stephanie Viau, Regional Director with FirstService Residential has been in support of the community as the interim manager since late November with a future manager announcement soon coming. Projects over the last 1.5 months have included crack seal, gate repairs, insurance claim follow ups, newsletter distributions, and others tracked on the board action list.

B. PRESIDENT'S REPORT

Carla Cole reported positive feedback on the community newsletter, including trackings to the DVCA website. Management advised we could also share stats on email distributions from our Communicate tool and how many owners are actually opening the emails. Carla advised there will be a better capture of financial details in the newsletter as it appears owners are engaging with that communication more than others.

C. LANDSCAPE COMMITTEE

Tom provided an oral report to the community members in attendance as well as the landscape plan shared up to the Board. Brightview will clear tumbleweeds on their contracted service dates if able to work through at that service pace. If needing more prompt response, it is an additional cost.

D. ARCHITECTURAL COMMITTEE

Doug encouraged owners to submit their plans for ARC review through the correct process, meaning before work starts. This is a good time to submit for paint items to get ahead of vendor scheduling delays.

E. INFRASTRUCTURE COMMITTEE

Susan reported on the recent crack seal project, and advised a future spring meeting with the vendor, SNC to review the project health. There was also discussion on fire hydrant and inspection responsibility.

F. RULES & REGULATIONS COMMITTEE

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Gene highlighted painting of homes, and again citing the booking of vendors during the off season for this work. Gene reminded the community of the parking rules and the need to acquire parking passes. Last, Gene spoke to the political signs and the timeline to properly post.

G. NEWSLETTER COMMITTEE

Katie reported a future update to the formatting of the newsletter through the use of Canva which will allow for more collaboration by the committee. This may present a new look and feel on future issues.

H. IT COMMITTEE

Sandy reported a business directory now available on the DVCA website, sharing the reminder that these are not being posted as an endorsement. Sandy also requested community/local photos for future positing, current showings are winter related.

I. GATES & MONITORING COMMITTEE

Dennis reported that the work on Bayhill gates has officially started this week. There was also a recent request for footage by Lyon County utilities for some suspected vandalism which he was able to provide.

J. BUDGET COMMITTEE

Katie advised future meetings would pick up in/near August ahead of the 2025 budget season.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. JP FENCE REPAIR CRUDEN BAY - $877

B. SIERRA GATE & CONTROL - BAYHILL EXIT GATES FULL REPLACEMENT OF PANELS & OPERATOR ARMS - $22,266.93

IX. UNFINISHED BUSINESS

A. LANDSCAPE PROPOSALS

Resolved

No further updates. The Board determined that the proposal from Reliance would not be pursued and the SO 8245792 was too high for the Palmer Dr. Entry renovation.

X. NEW BUSINESS

A. LEGACY 49 PROJECT

Resolved

Jamiee and management have reconnected and Jamiee is seeking to coordinate a call/meeting with the Board. Management to seek a February date in person with a preference for TUesday/Thursday.

B. JP FENCE REPAIR PROPOSAL - CRUDEN BAY

Background

JP Fence previously repaired down portion of fence at Cruden Bay. Following the recent wind storm, the untouched portions of the fence now went down and they provided a proposal of $3,540 to complete the remaining repairs.

Resolved

JP Fence proposal was approved as presented for the Cruden Bay repair for $3,540.

Motion: Katherine Mitchell
Second: Carla Cole

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

C. FARMERS INSURANCE - DEDUCTIBLE INCREASE

Resolved

The association's insurance provider, Farmers Insurance, is updating the property loss deductible from $2,500 to $10,000. Per the letter, this change is necessary due to the previous 5 claims made. This will go into effect at the end of February. Last 4 main claims have been related to vehicular gate damages.

D. FARMERS INSURANCE POLICY RENEWAL

Resolved

Farmers Insurance renewal policy for $28,726 was approved as presented with workers comp coverage.

Motion: Sandra Mass 2020 Tr
Second: Eugene Cowles Jr

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

E. STREET PARKING ENFORCEMENT - LEGAL OPINION

Resolved

Board sought legal opinion on authority for street parking enforcement, which advised there is authority to enforce through stickering the vehicle, violation notices and towing.The Board would like to have the Rules Committee review and draft a policy that tackles the parking enforcement process from beginning, middle to end for future board consideration. The opinion will be made available on the DVCA site as it is non privileged.

Motion: Katherine Mitchell
Second: Dennis Drury

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

F. SIERRA GATE & CONTROL - PALMER GATE CONTROL BOARD PROPOSAL

Resolved

Sierra Gate & Control proposal was approved for $2,205.18 to remove and replace control boards which are failing at Palmer Gate.

Motion: Dennis Drury
Second: Carla Cole

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

G. SIERRA GATE & CONTROL - EMERGENCY GATE REPAIR

Resolved

Sierra Gate & Control proposal was approved for $762.45 to repair both emergency gate latch posts at Dayton Valley.

Motion: Dennis Drury
Second: Carla Cole

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

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H. EPS REPORT FROM CLEAN OUT

EPS Provided report out of the scoped drainage, which lead to a blockage at 137 feet. The Board is still seeking a formal recommendation from EPS.

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, FEBRUARY 28, 2024

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, February 28, 2024 at 5:00 pm.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

Jane asked the board to consider future offerings of a hybrid meeting, allowing for a zoom/Webex feature. *Dennis will look into the system capability as management presented concerns for the sound being successful.*

Susan S. asked about the legal fees line item and how this can be improved. *Carla advised that legal is a necessary expense for a variety of reasons, including seeking opinions to ensure appropriate actions of the Board, contract review, and in some cases necessary due to threats of legal action and other such accusations which require legal response.*

Tom thanked the Board and encouraged through in attendance to consider their votes in the upcoming board election so as to not interrupt the current momentum of the board.

Susan asked about the allowance for an estate sale.

XIII. ADJOURNMENT

Resolved

With no further business at hand, the board of directors meeting was adjourned at 6:01 pm.



2/29/2024

APPROVED Sandra Mass Secretary **DATE**