FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

August 23, 2023 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

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

Directors Absent
None

Additional Attendees
MikKenzy Lipkowitz, FirstService Residential
Gayle Kern, Attorney, LKG

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

With a majority of the Board Present, a quorum has been established and we will call the meeting to order. Today is Wednesday, August 23, 2023, and the time is 5:04 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 August 23, 2023 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

518 Stonehaven Ct. (Gallisdorfer) - stated that the meeting agenda was not posted to the community website and the meeting should not be considered legal and should be cancelled. Management responded that it was posted to the website on two different occasions and was able to bring up the website and provide proof that it was posted in advance of the meeting.

104 Poppy Hills (Latimer) - stated that on the agendas it says that you can get a copy of the meeting minutes for .25 cents per page if you do not have internet and wanted to know if that was accurate to charge the homeowners for that. Gayle Kern responded that the NRS statute provides that and the Association is within their means to do so, however, electronic copies of the minutes and agendas are no cost to the homeowner.

211 Iverness Ct (Klescewski) - asked if it was true that the Association no longer does compliance inspections to note CC&R violations. Carla Cole responded that they do inspections twice a months in the summertime and once a month in the off seasons.

V. APPROVAL OF MINUTES

Resolved

A motion was made to approve the minutes from the July 26, 2023 Board of Director's meeting.

Motion: Sandra Mass 2020 Tr
Second: Carla Cole

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

VI. FINANCIALS

A. JUNE 30, 2023 FINANCIALS

Resolved

The Board acknowledged that they have fulfilled their duty to review the financial summary and financial statements for period ending June 30, 2023 including the reconciliation of the operating and reserve accounts, the actual revenue and expenses for the operating and reserve accounts compared to this year's budget, subject to current NRS and/or NAC year-end audit or review.

VII. REPORTS

A. MANAGEMENT REPORT

Management gave an overview of the monthly activity report from July 21st - August 18th, 4 architectural applications were submitted, 84 calls were received to our call center mainly surrounding account balance information and violation inquiries, and 79 violation notices were sent. Management also reported that the repairs are scheduled to be made to the Palmer gate by the end of next week.

B. PRESIDENT'S REPORT

President Carla Cole reported that there is a lot of information that is spread on NextDoor, most of which is untrue. If any homeowners are interested in what the Board is doing or not doing please reach out by email directly.

C. LANDSCAPE COMMITTEE

Tom De Uriarte reported that 13 proposals were received from Brightview from out landscape drive two meetings ago, 9 proposals were approved and should be moving along to completion.

D. ARCHITECTURAL COMMITTEE

Doug Kreie reported that ARC submittals have slowed down, however, if you have any exterior changes to your home please submit and ARC application.

E. INFRASTRUCTURE COMMITTEE

Susan Cooper reported that we are hoping to get a proposal to clean out the storm drain on Champions Dr., a crack seal proposal from SNC was approved at the last meeting, a weed removal proposal for the street cracks should be included in the meeting tonight, traffic calming is an issue that the committee will review to better provide solutions to the Board. After analysis of effect of wear and tear on Bayhill gate components during daytime hours with the resulting significant cost of repairs, the Infrastructure Committee recommends that the Bayhill gate keeps the same hours as the Palmer gate. The next committee meeting is set for September 11th.

F. GATE/MONITORING COMMITTEE

Dennis Drury reported that the repairs to Palmer gate should be completed next week and hours will resume with opening at 5am and closing at 8pm. He also reported that the Board will be discussing the open hours for the Bayhill gate later in the meeting.

G. RULES & REGULATIONS COMMITTEE

Gene Cowles reported that out of 824 homes, about 750 of them are in compliance which is a really number. Towing is an issue that the Board is working to rectify, the contract was approved but not fully executed so nothing has been able to be towed. We are working to get those owners into shape and following the CC&Rs.

H. NEWSLETTER COMMITTEE

Katie Mitchell reported that the August newsletter included the speed survey results and only 17% of the 824 homeowners participated. We have been including board meeting highlights and our CC&R spotlight to the newsletters to keep homeowners informed on what is taking place at meetings if they are unable to attend.

I. IT COMMITTEE

Sandy Mass reported that the website refresh will begin this coming Tuesday and we are changing the format of the website. The refresh won't have any effect to owner usage in the process. The online parking passes have been postponed to ensure we are working in conjunction with the Rules and Regulations committee.

J. BUDGET COMMITTEE

Katie Mitchell reported that the Association received the updated reserve study there are a few adjustments that will be needed before finalizing and sending to the Board. Once it has been finalized the work will begin on the 2024 budget. The 2022 audit is being conducted and the draft should be available to the Board by the end of August.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

The Board acknowledged their voted via email to unanimously approve the proposal from Sierra Gate and Control to repair the damage to the Palmer Gate.

IX. UNFINISHED BUSINESS

Carla Cole made a motion to take the agenda out of order and cover New Business first and then come back to Unfinished Business to ensure all agenda items and proposals are reviewed. Dennis Drury seconded the motion. All in favor, motion passed unanimously.

A. BAYHILL GATE DISCUSSION

Resolved

The Board discussed having set open hours on the Bayhill gates to match the Palmer gates to help with wear and tear. A motion was made to hold open the Bayhill gates from 6am-9am and 3pm-6pm

Motion: Dennis Drury
Second: Eugene Cowles Jr

▶ *Resolved*
The motion passed unanimously

B. SPEED DISCUSSION

Resolved

Dennis Drury made a motion to table any action until the infrastructure committee and rules and regulations committee can meet together to determine what the issues are. He also stated that any new items would need to be initially paid out of the operating funds and, as such, must be worked into the budget with the recommended new items spread out over a few years.

X. NEW BUSINESS

A. LANDSCAPE PROPOSALS

Resolved

A motion was made to approve the weed removal proposal from Brightview in the amount of $3,168.45 which will be paid from reserves as it is apart of the crack seal project.

Motion: Dennis Drury
Second: Carla Cole

▶ *Resolved*
The motion passed unanimously

B. GATE CAMERA PROPOSAL

A question was raised about selling the old cameras to try to re-coop some of the money spent on new cameras. Dennis responded that he has looked on Ebay and believes that the Association could sell them.

The new system has a 2 year warranty from Mountain Alarm which covers the equipment and all data will be wiped from the old system prior to any sale of the cameras or equipment.

First Motion
A motion was made to approve the proposal from Mountain Alarm to replace all gate cameras and monitoring system in the amount of $33,840.83and will be paid from the reserve account.

Motion: Dennis Drury
Second: Eugene Cowles Jr
AYEs: Eugene Cowles Jr, Sandra Mass 2020 Tr, Dennis Drury, Alvin Kreie, Katherine Mitchell, Carla Cole
NAYs: James Kepler

▶ *Resolved*
The motion passed

Second Motion
A motion was made to cancel the existing contract with NV Security & Data

Motion: Dennis Drury
Second: Katherine Mitchell

▶ *Resolved*
The motion passed unanimously

C. NEIGHBORHOOD WATCH DISCUSSION

Jim Kepler left the meeting at 5:45pm.

Carla Cole stated that the Neighborhood Watch program is the oldest crime prevention programs there is. The Association cannot and does not guarantee safety nor does the Association enforce any security measures. If a group of homeowners wanted to start a Neighborhood Watch program, the HOA would not prohibit them from doing so but would have no involvement other than voluntarily including information provided by the neighborhood watch committee in HOA publications and communications. Gayle Kern also stated that the Association CANNOT provide safety or prevent any type of criminal acts. Carla Cole also stated that a Neighborhood Watch committee can submit an Architectural Request for signs to be posted. Signs are typically boilerplate per the Neighborhood Watch standards

D. LAKEVIEW DR SINKHOLE REPAIRS

Resolved

A motion was made to approve the proposal from Cruz Construction in the amount of $9,270.00 to repair the sink hole on Lakeview Drive.

Motion: Dennis Drury
Second: Carla Cole

► *Resolved*
The motion passed unanimously

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, SEPTEMBER 27, 2023

In accordance with NRS 116.31083 the next Board of Directors meeting is scheduled for September 27, 2023.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

662 Saint Andrews Dr. (Drury) - stated that perception becomes reality and not to believe everything you read on Nextdoor. Two former board members who resigned from the board prior to their terms being expired took to social media to air their grievances with the Board. She asked Gayle if she could please address the concerns on Nextdoor, can the Board enter someone else's property to clear weeds and fix fences without authority, is the Board out of compliance with any laws of any kind, has a homeowner reached out to legal that has cost the Association and homeowners money.

509 Cypress Point Dr. (Mielcarek) - stated that speed is huge concern on their street and would like to see measures taken to enforce speed concerns.

509 Cypress Point Dr. (Mielcarek) - stated that you can't park on the street from 12am - 6am, however, if someone wants to park in front of my house all day long that can happen? Dennis Drury responded that they can unless they are parked in a red zone.

500 Lytham Ct. (Abdalla) - stated that he is frustrated by the way the meeting works and that he cannot voice his opinion on the agenda until the end of meeting.

432 La Costa Cir. (Hansen) - stated that his opinion is that stop signs and speed bumps will not work, there needs to be harsh enforcement for people speeding in the community.

104 Poppy Hills Ct. (Latimer) - asked how to report a sprinkler leak on the golf course, Carla Cole responded to reach out to her or management and we will report it to the golf course. She also asked how the sink hole on Lakeview happened, Carla Cole responded that it is the Boards understanding that a golf course employee opened up the wrong valve and the water was backed up under the road which created the sink hole. Lastly, stated that the Nextdoor posts are negative but in her opinion the comments regarding the suspicious vehicle were just to make the homeowner aware of activity in the neighborhood.

518 Stonehaven Ct. (Gallisdorfer) - asked why legal is attending the meeting tonight, several years the Board had legal attend each board meeting which got very costly to the owners. He also stated that the Palmer gate has been damaged for several months ago, why has it not been repaired? We know who did it and it is submitted to insurance. He asked if the radar signs that displays the speed, is that a flashing sign?

He stated that the agendas are very vague and would appreciate if the agendas were more informative. Lastly, he expressed his appreciation on having FirstService do multiple checks per month to enforce CC&R compliance.

354 Bayhill Cir. (Dugan) - Stated at the end of the pond there is a tree that is starting to grow on the golf course property which is blocking their view. Who do we report that to and have it removed? There is a vacant lot near 360 Bayhill Circle with lots of overgrown wees, is someone going to take care of that? Lastly, it would be nice to know what type of vehicle is driving through our community do check out houses or at least a logo notifying homeowners.

665 Saint Andrews Dr. (Riffle) - stated that when misinformation is put on Nextdoor it creates a fear to other residents that owners could come after them thinking they are the ones suspiciously driving the community.

938 Lakeview Dr. (Morgan) - stated that she has been working with MikKenzy on getting the street light next to her garage repaired, how can we put additional pressure on NV Energy to make those repairs.

XIII. ADJOURNMENT

Resolved

The meeting was adjourned at 6:54pm.

Sandra A Moss

APPROVED

9/27/2023

DATE