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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
August 26 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

August 26, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present
Brenda Thomas - Treasurer
Evelyn Allred - Secretary
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President
David Perlman - Director

Directors Absent
None

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

With a majority of the Board present the meeting was called to order by Carla Cole at 5:01 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 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

No homeowner comments at this time.

V. APPROVAL OF MINUTES

Resolved

The Board moved to approve the Board meeting minutes as presented.

Motion: Evelyn Allred
Second: David Perlman

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

VI. FINANCIALS

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A. MAY 2026 FINANCIALS

Resolved

Enclosed, please find the Financial Report for period ending **June 30, 2026.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$268,420.64
Cash in Reserve Accounts	$2,345,406.90
Assessment Delinquencies	$6,948.68
Fine Delinquencies	$48,440.00
Misc. Homeowner Delinquency	$5,468.25
# of Accounts in Collections & Status	7

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$14,334 **under** budget for the **month**
Expenses (over)/under budget year to date	$48,510 **under** 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.

VII. REPORTS

A. MANAGEMENT REPORT

Since the last Board Meeting there have been 79 calls to the care center with most centered towards general Association and account balance information, and 21 new violations issued.

B. PRESIDENT'S REPORT

Carla Cole provided a presidents report.

C. ARCHITECTURAL COMMITTEE

David Perlman provided an oral report stating 6 architectural applications have been submitted, 1 denial with request of further changes. Additionally, the committee is working to change verbiage on the online applications.

D. BUDGET COMMITTEE

Carla provided an oral report, the budget committee met in the First Service Residential Reno office. Operating budget has been completed and Reserve budget is being finalized as we work with a Reserve Study specialists.

E. COMMUNICATIONS COMMITTEE

Resolved

No communication report at this time.

F. GATES & MONITORING COMMITTEE

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No Gates and Monitoring Committee Report at this time.

G. INFRASTRUCTURE COMMITTEE

No infrastructure committee report at this time.

H. LANDSCAPE COMMITTEE

Landscape committee provided an oral report. Maintenance is being conducted on property, as well as repair on median entrance.

I. RULES & REGULATIONS COMMITTEE

Rules and Regulation report read out loud stating the committee is meeting to work together and change the verbiage to be more comprehensive and understandable. Once finalized the changes will be sent to legal counsel to review. Additionally the committee is working with parking boss and request management to seek 3rd party vendors to potentially monitor parking violations on property.

VIII. UNFINISHED BUSINESS

A. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

The Infrastructure Committee will discuss further for the next steps in September for NV Energy to conduct maintenance or take ownership of street lights for further repairs.

B. 957 LAKEVIEW - PROPERTY MAINTENANCE

Background

After Board discussion the Board moved to not acquire 957 Lakeview as part of the association and will no longer be discussed moving forward.

Motion: Dennis Drury
Second: Craig Robinson
AYEs: None
NAYs: Carla Cole, Craig Robinson, Brenda Thomas, Dennis Drury, Evelyn Allred, Alvin Kreie, David Perlman

▶ ***The motion did not pass***

C. ELECTRONIC VOTING - UPDATE

Background

Management advised that prepaid envelopes is an option for voting. Management will continue to research additional voting options/3rd parties.

IX. NEW BUSINESS

Background

No new Business to discuss at this time.

X. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, SEPTEMBER 23, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, September 23, 2026 at 5:00 pm.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Homeowner had comments on neighbors grass being over grown.

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Homeowner had comments on homeowners and golf course employees cutting the corner and driving over the curb of their home. The Board will contact the golf course to provide homeowner concerns.

Homeowner had comments on an update for Legacy 49 and a potential community garage sale for Dayton Valley. The Board advised they may submit a written request for a variance and to be considered.

XII. ADJOURNMENT

Resolved

The Board Meeting adjourn at 6:00 PM.

Motion: Dennis Drury
Second: Alvin Kreie

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



10/30/2026

APPROVED **DATE**