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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
October 22 2025 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

October 22, 2025 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present

Brenda Thomas - Treasurer
Evelyn Allred - Secretary
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President
Janice Hoquette - Director

Directors Absent

None

Additional Attendees

Brooke Gillman - Community Manager - 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 October 22, 2025 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

276 La Costa Ave - provided an update on Legacy 49.

610 Champions Dr - commented on Legacy 49 and when it would be integrated into Legado.

520 Cypress Point Dr - asked about the agenda.

V. APPROVAL OF MINUTES

Resolved

A motion was made to approve the minutes from the September 24, 2025 Board of Directors meeting with a few grammatical corrections that Evelyn will email to Management.

Motion: Evelyn Allred

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Second: Carla Cole

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

VI. FINANCIALS

A. AUGUST 2025 FINANCIALS

Resolved

The Financial Report for periods ending **August 31, 2025.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$236,217.25
Cash in Reserve Accounts	$2,032,131.22

DELINQUENCIES

Assessment Delinquencies	$6,480.00
Fine Delinquencies	$55,990.00
Misc. Homeowner Delinquency	$3,692.48
# of Accounts in Collections & Status	7

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$3,507 **under** budget for the **month**
Expenses (over)/under budget year to date	$33,175 **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 7 ARC submittals, 54 calls to the care center with most centered towards general Association information, and 10 new violations issued with majority being for paint related items.

Since the last meeting:

- Management prepared the 2026 annual meeting calendar
- Management obtained the revised 2026 reserve financial update

B. PRESIDENT'S REPORT

Report provided by Carla Cole, is attached.

C. ARCHITECTURAL COMMITTEE

No report at this time.

D. BUDGET COMMITTEE

Report provided from the committee is attached.

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Supporting Documents

Budget Commmittee Report 10.2025.pdf 7

E. COMMUNICATIONS COMMITTEE

Resolved

None at this time.

F. GATES & MONITORING COMMITTEE

None at this time.

G. INFRASTRUCTURE COMMITTEE

None at this time.

H. LANDSCAPE COMMITTEE

Report provided from the committee is attached.

Supporting Documents

Landscape Committee Report 10.2025.pdf 9

I. RULES & REGULATIONS COMMITTEE

None at this time.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. SNOW REMOVAL CONTRACT 25-26

Resolved

The Board approved the 2025-2026 snow contract from BrightView on 10.7.2025

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. STREET LIGHT PROPOSAL

Resolved

Pezzuto advised the the vendor to purchase poles from is no longer an option and will be working to provided updated proposals as soon as possible. Squared poles are pretty impossible to get in the US right now.

B. 2026 RESERVE STUDY UPDATE

Resolved

A motion was made to approve the 2026 financial reserve update.

Motion: Carla Cole
Second: Brenda Thomas

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

C. CC&R REVISIONS

Resolved

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A motion was made to approve the CC&R Revision Ballot to go out to vote with item 5 stating it will contain a financial impact if passed.

Motion: Evelyn Allred
Second: Dennis Drury

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

D. MOTORCYCLE GATE REMOTES

Resolved

A motion was made to postpone this item until the January meeting.

Motion: Carla Cole
Second: Janice Hoquette

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

E. AT&T ACCESS AGREEMENT

Resolved

A motion was made to sign the access agreement with the revisions from LKG.

Motion: Craig Robinson
Second: Alvin Kreie

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

XI. NEW BUSINESS

A. ANNUAL COLLECTION & COMPLIANCE POLICY REVIEW

Resolved

The Board completed their annual review of the compliance and collection policies.

B. COST TO PAINT STOP

Resolved

A motion was made to send this back to the Infrastructure committee to identify the locations.

Motion: Dennis Drury
Second: Carla Cole

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

C. GATE HOUSE ROOF INSPECTION & PROPOSAL

Resolved

For **review and approval** are the following Proposal(s) from **Dynamic National:**

Description	Price	Board Resolution
Bayhill Gate House Roof - Remove and Replace cap seal on roof jack and Replace and Install fasteners where neoprene screws are located	$1,650	

A motion was made to get a second opinion from another company.

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Motion: Dennis Drury
Second: Janice Hoquette

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

D. STREET SWEEP PROPOSAL

Resolved

For **review and approval** are the following Proposal(s) from **EPS:**

Description	Price	Board Resolution
Street Sweeping	$3,150	A motion was made to approve the proposal for work to begin after December 1, 2025.

Motion: Dennis Drury
Second: Alvin Kreie
AYEs: Carla Cole, Evelyn Allred, Brenda Thomas, Dennis Drury, Alvin Kreie
NAYs: Craig Robinson, Janice Hoquette

▶ ***Resolved***
The motion passed

E. EXECUTIVE BOARD AWARENESS

Resolved

I, Carla Cole, make a motion to certify that we DVCA Board, are an elected members (or appointed members) of the executive Board of Dayton Valley Homeowners Associations and that I am aware of all legal requirements pursuant to the applicable laws and regulations. I, Brenda Thomas second the motion. The motion carried.

Motion: Carla Cole
Second: Brenda Thomas

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

F. 2025 TAX & AUDIT ENGAGEMENT BIDS

Resolved

Enclosed for **review and approval** are the following Proposal(s) from Bainbridge and Hilburn & Lien**:**

Company	Description	Price	Board Resolution
Bainbridge	Tax Return Only Audit and Tax Return	$175 $1,675	A motion was made to approve the proposal from Bainbridge for the audit and tax return.
Hilburn & Lien	Audit and Tax Return	$3,875	

Motion: Carla Cole
Second: Dennis Drury

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

G. 2026 MEETING CALENDAR

Resolved

A motion was made to adopt the 2026 Board meeting calendar.

Motion: Carla Cole
Second: Brenda Thomas

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

H. 2026 BUDGET

Resolved

A motion was made to adopt the proposed 2026 budget.

The current quarterly assessments are $195 for homes/improved lots and $135 for unimproved lots. The 2026 budget will increase the quarterly assessments to $210 for improved lots/homes and $146.46 for unimproved lots.

Motion: Carla Cole
Second: Dennis Drury

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

I. DAYTON VALLEY PARTNERS #1 AGREEMENT

Resolved

A motion was made to approve the revised Dayton Valley Partners #1 Agreement. Access to Palmer road will be for Emergency only.

Motion: Carla Cole
Second: Dennis Drury

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

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JANUARY 28, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, January 28, 2026 at 5:00 pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

610 Champions Dr - commented on the street sweeping and driveway violations.

834 Ballybunion Dr - gave further explanation as a committee member on the street sweeping following the slurry seal.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 5:46 pm.

Motion: Carla Cole
Second: Evelyn Allred

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

Evelyn S Allred

1/29/2026

APPROVED **DATE**

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Budget Committtee

Member Reporting: Carla Cole

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 Budget Committee, consisting of Carla Cole, Craig Robinson, Brenda Thomas, and Lisa Miller Hobbs, met and reviewed the latest Reserve Study to ensure that it accurately reflects the upcoming community needs.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

If the Board approves the proposed budget at the next meeting, it will be distributed to all homeowners in advance of the Budget Ratification Meeting, which will be held via Zoom in November. The homeowners will have the opportunity to review the proposed final budget.

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.)

Lisa Miller Hobbs will be submitting a letter to the Board recommending approval of the Proposed 2026 Budget, which includes a modest $5.00 per month increase in assessments to maintain the community's long-term financial health.

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Landscape Committee Report 10.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Landscape Committee

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)

Brightview has been working hard to prepare for winter and is anticipating a cold, snowy season. Brightview has been clearing weeds from the areas I pointed out to them in drive around a few weeks ago. They have done a nice job clearing Carnoustie Court, the "pinch" along St Andrews located near the intersection of St Andrews and Bayhill Circle, The large easement near the 11th tee area along Lakeview Drive, and the weeds that were located in a large island along La Costa Avenue.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

There are still a few other areas to clear before doing the spraying for the winter months as part of our contract including the firebreak areas. They are scheduled to take care of all of that work. Brightview is supposed to remove the three dead trees along Palmer Drive in the large island near the clubhouse soon.

Upcoming Homeowner Interaction

(Notification to the Board and homeowners of upcoming items they will see that will require their response)

I

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.)

The committee has not heard back from them yet regarding the plants that are not doing well along Dayton Valley Road North of the Bayhill Gate area. They are looking at the drip systems there and planning to suggest better plants for that soil.