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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
June 18 2025 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

June 18, 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
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 5:02 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 June 18, 2025 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

A motion was made to approve the May 28, 2025 Board of Director meeting minutes as presented.

Motion: Carla Cole
Second: Brenda Thomas

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

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VI. FINANCIALS

A. APRIL 2025 FINANCIALS

Resolved

Treasurer's Report:

BALANCE SHEET:

Cash in Operating Accounts	$222,871.58
Cash in Reserve Accounts	$2,423,304.23

DELINQUENCIES

Assessment Delinquencies	$16,748.22
Fine Delinquencies	$94,450.00
Misc. Homeowner Delinquency	$7,243.19
# of Accounts in Collections & Status	3

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$6,747 **under** budget for the **month**
Expenses (over)/under budget year to date	$17,419 **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 5 ARC submittals, 28 calls to the care center with most centered towards violation information, and 2 new violations issued.

B. PRESIDENT'S REPORT

Report provided by Carla Cole attached.

Supporting Documents

President Report 6.2025.pdf 9

C. ARCHITECTURAL COMMITTEE

No report at this time.

D. BUDGET COMMITTEE

Report provided by the committee attached.

Supporting Documents

Budget Committee Report 6.2025.pdf 11

E. COMMUNICATIONS COMMITTEE

Resolved

Report provided by the committee attached.

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A motion was made to appoint Craig Robinson as Committee Chair.

Supporting Documents

Communications Committee Report 6.2025.pdf 13

Motion: Carla Cole
Second: Janice Hoquette

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

F. GATES & MONITORING COMMITTEE

Report provided by the committee attached.

Supporting Documents

Gates Monitoring Committee Report 6.2025.pdf 15

G. INFRASTRUCTURE COMMITTEE

Report provided by the committee attached.

Supporting Documents

Infrastructure Committee Report 6.2025.pdf 17

H. LANDSCAPE COMMITTEE

Report provided by the committee attached.

Supporting Documents

Landscape Committee Report 6.2025.pdf 19

I. RULES & REGULATIONS COMMITTEE

Report provided by the committee attached.

Supporting Documents

Rules Regulations Committee Report 6.2025.pdf 21

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. WITHDRAWN APPROVAL - SIERRA BIM SOLUTIONS STRUCTURAL ENGINEER PROPOSAL - 6.4.25

Resolved

The Board withdrew the approval for the Sierra BIM Solutions Structural Engineer Proposal on the Streetlights on June 4, 2025.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. ELECTRONIC VOTING PROPOSALS

Resolved

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

B. CODE OF CONDUCT POLICY

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Resolved

A motion was made to accept the revised Code of Conduct Policy.

Motion: Carla Cole
Second: Dennis Drury

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

C. COMMUNICATIONS COMMITTEE CHARTER

Resolved

A motion was made to remove this item from the agenda until the website is removed.

Motion: Carla Cole
Second: Craig Robinson

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

D. CC&R REVISIONS

Resolved

A motion was made to approve the proposed revisions to be sent out to the community to be voted on.

Motion: Craig Robinson
Second: Carla Cole

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

E. STREET LIGHTS - STRUCTURAL ENGINEER PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Sierra BIM Solutions:**

Company	Description	Price	Board Resolution
Sierra BIM Solutions	Structural Engineer Assessment on Street Lights	$1,600.00 *Optional $600 Expediate Fee*	A motion was made to remove this item from the agenda as it is no longer needed and the committee has requested updated proposal from Pezzuto Electric for this.

Motion: Dennis Drury
Second: Carla Cole

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

XI. NEW BUSINESS

A. MANAGEMENT CONTRACT RENEWAL

Resolved

Enclosed for the Board's **review and approval** is the contract renewal for Management services with **FirstService Residential**:

Company	Description	Price	Board Resolution
FirstService Residential	Management contract renewal	$6,389.25 per month $2,323.68 per month for Admin Compliance Fee 5% annual increase	A motion was made to accept the contract renewal from FirstService Residential

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Motion: Carla Cole
Second: Dennis Drury

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

B. PARKING ENFORCEMENT PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Alpha Defense Security:**

Company	Description	Price	Board Resolution
Alpha Defense Security	Parking Enforcement between 12 and 6 am	$50 an hour	A motion was made to send this to the Committee for discussion.

Motion: Carla Cole
Second: Dennis Drury

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

C. PARKING BOSS PROPOSAL

Resolved

Enclosed for **review and approval** are the following Proposal(s) from **Community Boss:**

Company	Description	Price	Board Resolution
Community Boss	Parking Boss Software for Self Service Parking Passes	$7,632.00 per year	A motion was made to send this to the Committee for discussion

Motion: Craig Robinson
Second: Carla Cole

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

D. DVCA WEBSITE REMOVAL

Resolved

A motion was made to proceed with the removal of the DVCA Homeowners website and move all important documents to the FSR website as they are the legal custodian of records.

Motion: Dennis Drury
Second: Janice Hoquette

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

E. BRIGHTVIEW PROPOSAL

Resolved

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

Proposal #	Description	Price	Board Resolution
8684553	Plant Removal and Refresh at the Bayhill Entrance	$5,416.08	A motion was made to approve the proposal.

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8684640	Repair Valve for Palmer Island	$727.67	The Board approved this proposal outside of a meeting on June 13, 2025.

Proposal # 8684553

Motion: Dennis Drury
Second: Carla Cole

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

F. COMMITTEE MEMBER POLICY

Resolved

A motion was made to approve the Committee Member Policy with the correction of item number 6 to reflect the required 5 days before a meeting.

Motion: Dennis Drury
Second: Evelyn Allred

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

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JULY 23, 2025 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, July 23, 2025 at 5:00 pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

209 Inverness Ct - commented on the slurry seal, compliance letters, and arc requests.

276 La Costa Ave - commented on the CC&R Revision vote.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 6:08 pm.

Motion: Carla Cole
Second: Dennis Drury

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

Evelyn S Allred

APPROVED

7/30/2025

DATE

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President Report 6.2025.pdf

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President's Message

Dear Homeowners,

Several important issues have come to our attention recently and need to be addressed.

First and foremost, ATV riding is strictly prohibited within our community. Last Monday, two young boys, ages 7 and 10, were seen riding ATVs for several hours up and down Lakeview Drive—without helmets. Although neighbors intervened and asked them to wear helmets, the boys removed them shortly after. Tragically, the 7-year-old lost control of the ATV and crashed into a rock bed. He was later admitted to Renown Regional Medical Center. He is recovering from his injuries, but the outcome could have been far worse.

Multiple complaints have since been received. One homeowner shared on Nextdoor the terrifying moment when the boys darted out in front of her vehicle without looking. She also witnessed them dangerously passing a white truck on the left on Cypress Point.

It is essential to understand that most ATV accidents occur on paved roads, and wearing a helmet and proper protective gear is essential; parental supervision is a MUST for those under 16, and especially seven and 10-year-olds. Additionally, children have been reported operating golf carts within the community. As a reminder, **a valid driver's license is required** to drive golf carts on community roads. Both of these situations are clear violations of our governing documents and pose serious health and safety concerns. These violations will be **strictly enforced** going forward.

Tonight's Board Meeting will cover additional key topics:

- Compliance checks
- Updates to the DVCA website
- The Association's email policy
- The FSR contract renewal

SNC completed the work to a high standard, and only minor clean-up and restriping. Total cost for the slurry seal was $483,830.

The budget for legal fees for 2025 is $30,000. As of now, we have spent **$20,862**, leaving us with just over **$9,000** for the remaining **seven months of the year**.

Additionally, I talked with Jamie from Legacy 49. She will be meeting with the Infrastructure Committee next month. She understands all approvals related to Legacy 49 must come from the full Board, not from any individual Board member. I also conveyed that my primary concern regarding this project is the protection of Palmer Drive. She further clarified that the Board

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retains full authority to decide how those funds are spent. An update will be provided at the July Board Meeting.

Lastly, the Sheriff's Office will no longer be present at Board Meetings. Their previous presence was **not** a result of the January 21st meeting itself, but rather the actions of two individuals following that meeting.

Please stay tuned for a summary of tonight's meeting and updates in the following newsletter.

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Budget Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Budget Committee

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)

This committee has not met since the election.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

"Schedule a meeting with the Chair of the Budget Committee to provide an overview of established procedures and ensure she is fully informed moving forward and set up a ~~meeting with FSR~~.

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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Communications Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Communications Committee

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 Committee met at my home and selected Craig Robinson to chair the committee. A motion will be made at the next Board Meeting on the 18th. After gaining access to the DVCA Website, I noticed there were 897 Users on the Website. I was checking users and found that some have moved away as far back as 6-7 years ago, multiple users have multiple email addresses, others have no addresses, and some users who have passed away are still listed as Active Members. The Newsletter was completed and sent to homeowners.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Finish purging the website.

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.)

The feasibility of keeping and paying for the Web Site and Newsletter as we are currently paying FSR to do the same. Refer to the management contract.

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Gates Monitoring Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Gates and Monitoring

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)

~~Provided video to Detective Mendoza with LCSO for an investigation~~

Provided training to Janice and Craig.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

~~None at this time.~~

Upcoming Homeowner Interaction

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

~~None at this time~~

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 at this time.~~

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Infrastructure Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Infrastructure

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)

~~Slurry seal is complete~~
Streetlight replacement program is under review

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

~~Complete the streetlight replacement program~~

Upcoming Homeowner Interaction

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

~~None at this time~~

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 at this time. There will be recommendations in July.~~

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Landscape Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Landscape

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)

Since the last report, the contractor has located the missing valve for the four islands in the roadway around the clubhouse parking lot. A proposal for the repair of that valve ~~has been submitted for Board Approval. The committee strongly recommends approval~~ to allow watering of the existing trees and bushes along those islands. The contractor has completed all of their tasks for Spring preparation of the neighborhood for the ~~summer months. A truckload of tumbleweeds was removed from our boundaries to~~ prevent tumbleweeds from entering our community and causing damage and traffic issues.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Ongoing maintenance activities for the summer months in accordance with the contract.

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.)

The committee strongly recommends approval of the proposal to repair and test the newly found valve near the islands around the clubhouse parking lot.

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Rules Regulations Committee Report 6.2025.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Rules and Regulations (CC&R)

Member Reporting: Craig Robinson

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)

Rules and Regulations Committee has not met since the election.
Members Dennis Drury and Craig Robinson participated in a software demonstration by Parking Boss (https:communityboss.com/parkingboss) on June 9. This software would automate parking pass issuance, create usage reports, could implement "flags" indicating abuse, monitor enforcement activities, track non-compliance, assist 3rd party enforcement and/or towing companies, etc.

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

Carrying forward from October 2024, Rules and Regulations Committee would like to address the following:
1. Formalized processes and procedures as pertaining to parking violations up to and including vehicle towing.
2. Implementation of front and rear yard enforcement as pertaining to 7.2b and/or 4.4

Upcoming Homeowner Interaction

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

None at this time

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 at this time. Membership currently is Craig Robinson, Janice Hoquette, Doug Kreie, and Dennis Drury. Recommend joining the committee.
Committee will meet prior to July meeting to discuss ParkingBoss software and potentially develop a summary business case for implementation.