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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
March 25 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

March 25, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV

MINUTES

Directors Present
Evelyn Allred - Secretary
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President

Directors Absent
Brenda Thomas - Treasurer
Janice Hoquette - Director

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

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

In accordance with NRS 116.31085, the Board of Directors met in executive session prior to this meeting on March 25 2026 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

V. APPROVAL OF MINUTES

Resolved

A Motion was made to approve the minutes from the February 25, 2026 Board of Directors Meeting as presented.

Motion: Carla Cole
Second: Dennis Drury

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

VI. FINANCIALS

A. JANUARY 2026 FINANCIALS

Resolved

Enclosed, please find the Financial Report for period ending **January 31, 2025.**

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Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$308,512.43
Cash in Reserve Accounts	$2,170,658.29
Assessment Delinquencies	$30,310.09
Fine Delinquencies	$53,230.00
Misc. Homeowner Delinquency	$6,221.37
# of Accounts in Collections & Status	10

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$5,747 **over** budget for the **month**
Expenses (over)/under budget year to date	$5,747 **over** 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 107 calls to the care center with most centered towards general Association and account balance information, and 48 new violations issued.

Updates from Management Since the Last Meeting:

- Management held a Board/Committee workshop to take place on March 11th.

B. PRESIDENT'S REPORT

Presidents report attached.

Supporting Documents

President Message for March Board Meeting 2026.pdf 6

C. ARCHITECTURAL COMMITTEE

Architectural Committee report attached.

Supporting Documents

ARC Committee Report for March 2026.pdf 9

D. BUDGET COMMITTEE

Committee is scheduled to meet in June. No further update at this time.

Supporting Documents

Budget Committee Report for March 2026.pdf 11

E. COMMUNICATIONS COMMITTEE

Resolved

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Communications Committee report attached.

Supporting Documents

Communications Committee Report for March 2026.pdf 13

F. GATES & MONITORING COMMITTEE

No report at this time.

G. INFRASTRUCTURE COMMITTEE

No Report at this time.

H. LANDSCAPE COMMITTEE

Landscape Committee report attached.

Supporting Documents

Landscape Committee Report for March 2026.pdf 15

I. RULES & REGULATIONS COMMITTEE

Rules and Regulations Committee report attached.

Supporting Documents

Rules Reg Committee Report for March 2026.pdf 17

J. APPOINTMENT OF COMMUNICATION COMMITTEE MEMBER

Motion: Carla Cole
Second: Dennis Drury

- *Resolved*
  The motion passed unanimously

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

A. ARTISTIC FENCE - FENCE REPAIR PROPOSAL

Background

The Board approved the proposal from Artistic Fence in the amount of $449.00 to conduct repairs to a fallen fence. This was unanimously approved outside of meeting.

IX. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

The Board had the Infrastructure Committee looking into additional options for proposals.

Committee Board Liaison to provide an update.

B. AT&T ACCESS AGREEMENT

Resolved

The Board is discussing with Legal to further clarify language on agreement.

C. COST TO PAINT STOP

Resolved

The Board has made a motion to remove item from the agenda.

Motion: Carla Cole

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Second: Craig Robinson

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

X. NEW BUSINESS

A. SIERRA GATE PROPOSAL

Resolved

The Board of Directors **reviewed and approved** the following Proposal(s) from **Sierra Gate:**

Description	Price	Board Resolution
Bayhill Gate - Gate Batteries Replacement	$1,188.96	Dennis Drury made a motion to approve the Gate Batteries Replacement in the amount of $1,188.96. Carla Cole Seconded. The motion carried by unanimous vote.
Palmer Gate	$1,188.96	Dennis Drury made a motion to approve the Gate Batteries Replacement in the amount of $1,188.96. Carla Cole Seconded. The motion carried by unanimous vote.

Motion: Dennis Drury
Second: Carla Cole

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

B. BOARD MEMBERSHIP FOR CAI EDUCATION

Background

The Board made a motion to move this item to the April 22,2026 meeting.

Motion: Carla Cole
Second: Craig Robinson

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

C. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

The Infrastructure Committee is currently evaluating the street lighting for Bayhill and Augusta Court and has been working closely with Minden Electric and NV Energy to assess available options.

Should the Committee ultimately recommend removing the existing poles and installing new ones, we would like clarification as to whether such an action would be permissible under NRS. Dennis identified two potentially applicable sections: ***NRS 116.3112 – Conveyance or Encumbrance of Common Elements*** *and* ***NRS 116.3113 – Insurance: General Requirements****.*

The Board made a motion to receive Legal opinion on street lighting for Bayhill and Augusta Court.

Motion: Dennis Drury
Second: Carla Cole

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

D. MAILBOX AREA IMPROVEMENTS

Background

The Board moved to send the USPS Postmaster improvement to the mailbox area for the Infrastructure committee to review.

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Motion: Carla Cole
Second: Craig Robinson

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

XI. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, APRIL 22, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, April 22, 2026 at 5:00 pm.

XII. HOMEOWNER OPEN FORUM – ALL ITEMS

681 St Andrews Dr - Commented on payment to the Golf Course for reservation, and maintenance to HOA property.

211 Portrush Ct - Commented on Mailboxes and Gate entrances is not ADA accessible. The Board will work with the the committees to resolve and adjust items on property to be ADA accessible.

610 Champions Dr - Commented on Parking Boss procedure and is a vendor going to patrol the property rather than having committee members conduct parking violations. The Board advised that they are working to retrieve a vendor to conduct property patrols on parking violations.

509 Cypress Point Dr - Commented that Parking Boss is not user friendly.

XIII. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 5:37 pm.

Motion: Carla Cole
Second: Alvin Kreie

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

	7/20/2026
APPROVED	**DATE**