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DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

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

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Director's Meeting

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

MINUTES

Directors Present

Mitchell Feather - Director
Dennis Drury - Vice President
Alvin Kreie - Director
Katherine Mitchell - Treasurer
Carla Cole - President
Sandra Mass - Secretary
Ronald McRae - Director

Directors Absent

None

Additional Attendees

Brooke Gillman - Community Manager - FirstService Residential
Tiffany D'Aquila - FirstService Residential
Stephanie Viau - FirstService Residential
Gayle Kern - Association's Attorney - LKG

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 5:09 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 January 22, 2025 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Legal counsel, Gayle Kern advised that the agenda item relating to a complaint from a homeowner against a single Board Member has been removed in accordance with NRS 116.31087

Please note the meeting audio is available to any Homeowner who would like to request it for the full dialogue

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305 Bayhill Cir - objected the Board reorganization agenda item.

662 Saint Andrews Dr - commented on complaint previously listed on agenda and removed prior to meeting.

276 La Costa Ave - commented on issues discussed about the Canasta Group.

518 Stonehaven Ct - commented his concerns on paying for landscaping owned by the Golf Course as legal opined in the past that this is not recommended. Carla clarified that it is allowed if there is an easement. Also, was unable to find the agenda on the portal.

610 Champions Dr - commented her concerns that the Board was sending emails bashing the Canasta Group.

359 Royal Troon Dr - objected the Board reorganization agenda item.

206 La Costa Ave - commented requesting the Code of Conduct be on the website. Also would like specifics with the agenda line items on the agendas.

327 Bayhill Cir - objected the Board reorganization agenda item.

671 Saint Andrews Dr - commented that Board meetings prior to this Board ran poorly, also objected the Board reorganization agenda item.

520 Cypress Point Dr - offered help to the HOA with his financial back ground. Requests that there is an audit done.

200 Spyglass Ct - commented expressing frustration as there has been a request for stop signs multiple times and it has not been addressed but the HOA is paying to landscape property that is not owned by them instead.

V. BOARD REORGANIZATION

Resolved

A motion was made to remove Carla Cole as Board President.

- Katie Mitchell commented she was unsure why the project was being outlined as a reason for this decision. Dennis Drury requested a role call vote. Sandy Mass commented what has occurred in the past is not necessarily what will occur in the future for the Board. Ron McRae reported on project details.

- Carla Cole provided the following statement during the review of the minutes during the February 26, 2025 Board of Directors meeting: Ron commented that Board members are needed who have management and business skills to move forward with the Legacy 49 project which will provide the DVCA approximately $322,500. **I would like that in the record to document that the reorganization was a move to expedite a contract with a developer.**

A motion was made to appoint Mitch Feather as Board President.

- Carla Cole commented that this decision was related to the RED project for others on the Board. Carla Cole and Katie Mitchell advised they would be resigning from the Board after the meeting. Gayle Kern advised the Board has a right to reorganize and each member has an equal vote.

A motion was made to remove Dennis Drury as Board Vice President.

- Katie Mitchell commented she was against this decision. Mitch Feather commented that he can appreciated where everyone is coming from on this matter and does not disagree with Carla Cole. Carla Cole commented she has great respect for Dennis Drury.

Katie Mitchell resigned from the Board effective immediately.

A motion was made to appoint Sandy Mass as Board Treasurer.

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-Sandy Mass commented she would accept if motion passed.

A motion was made to remove Carla Cole from Avid immediately and Assign Mitch Feather as BOD1 and Sandy Mass as BOD2. Meeting disruption continued and motion died with no vote called.

Carla Cole resigned from the Board effective immediately.

First Motion
Remove Carla Cole as Board President

Motion: Sandra Mass
Second: Ronald McRae
AYEs: Sandra Mass, Ronald McRae, Mitchell Feather, Alvin Kreie
NAYs: Katherine Mitchell, Carla Cole, Dennis Drury

▶ ***Resolved***
The motion passed

Second Motion
Appoint Mitch Feather as Board President

Motion: Sandra Mass
Second: Ronald McRae
AYEs: Alvin Kreie, Mitchell Feather, Ronald McRae, Sandra Mass
NAYs: Dennis Drury, Carla Cole, Katherine Mitchell

▶ ***Resolved***
The motion passed

Third Motion
Remove Dennis Drury as Board Vice President

Motion: Sandra Mass
Second: Ronald McRae
AYEs: Sandra Mass, Ronald McRae
NAYs: Mitchell Feather, Carla Cole, Katherine Mitchell, Alvin Kreie, Dennis Drury

▶ ***The motion did not pass***

Fourth Motion
Appoint Sandy Mass as Board Treasurer

Motion: Mitchell Feather
Second: Ronald McRae
AYEs: Alvin Kreie, Mitchell Feather, Ronald McRae, Sandra Mass
NAYs: Carla Cole
Abstained: Dennis Drury

▶ ***Resolved***
The motion passed

VI. ADJOURNMENT

Resolved

Due to the meeting being disruptive the Board President motioned to adjourn the meeting at 6:18 pm.

Motion: Mitchell Feather
Second: Sandra Mass
AYEs: Dennis Drury, Alvin Kreie, Mitchell Feather, Ronald McRae, Sandra Mass
NAYs: None

▶ ***Resolved***
The motion passed

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VII. APPROVAL OF MINUTES

Resolved

Unaddressed at time of adjournment.

VIII. FINANCIALS

A. SEPTEMBER, OCTOBER, NOVEMBER 2024 FINANCIALS

Resolved

Unaddressed at time of adjournment.

B. ADDING NEW LEGAL GL

Resolved

Unaddressed at time of adjournment.

IX. REPORTS

A. MANAGEMENT REPORT

Unaddressed at time of adjournment.

B. PRESIDENT'S REPORT

Unaddressed at time of adjournment.

C. LANDSCAPE COMMITTEE

Unaddressed at time of adjournment.

D. ARCHITECTURAL COMMITTEE

Unaddressed at time of adjournment.

E. INFRASTRUCTURE COMMITTEE

Unaddressed at time of adjournment.

F. RULES & REGULATIONS COMMITTEE

Unaddressed at time of adjournment.

G. CC&R REVISION COMMITTEE

Resolved

Unaddressed at time of adjournment.

H. NEWSLETTER COMMITTEE

Resolved

Unaddressed at time of adjournment.

I. IT COMMITTEE

Unaddressed at time of adjournment.

J. BUDGET COMMITTEE

Unaddressed at time of adjournment.

K. GATES & MONITORING COMMITTEE

Unaddressed at time of adjournment.

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L. COMMUNITY OUTREACH COMMITTEE

Resolved

Unaddressed at time of adjournment.

X. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

Unaddressed at time of adjournment.

XI. LEGAL REVIEW, IF ANY

Resolved

Unaddressed at time of adjournment.

XII. UNFINISHED BUSINESS

A. ADDING LANDSCAPE INTO THE CONTRACT THAT BELONGS TO THE GOLF COURSE

Resolved

Unaddressed at time of adjournment.

B. REMOVAL OF OLD HVAC IN GATEHOUSES

Resolved

Unaddressed at time of adjournment.

C. STREET LIGHT REPAIR/UPGRADE PROPOSAL

Resolved

Unaddressed at time of adjournment.

D. DVCA - SLURRY SEAL PROPOSALS

Resolved

Unaddressed at time of adjournment.

XIII. NEW BUSINESS

A. MANAGEMENT CONTRACT AMENDMENT

Resolved

Unaddressed at time of adjournment.

B. COMMITTEE REPORTS PROCESS

Resolved

Unaddressed at time of adjournment.

C. SIERRA GATE PROPOSALS

Background

Unaddressed at time of adjournment.

D. FIRE LANE SIGN PROPOSALS

Resolved

Unaddressed at time of adjournment.

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E. HORSE DROPPING CLEAN UP PROPOSAL

Resolved

Unaddressed at time of adjournment.

F. PALMER GATE HOURS

Resolved

Unaddressed at time of adjournment.

G. ELECTRONIC VOTING PROPOSALS

Resolved

Unaddressed at time of adjournment.

H. SHORT TERM RENTAL - RESOLUTION ADOPTION

Resolved

Unaddressed at time of adjournment.

I. TOWING ENFORCEMENT

Resolved

Unaddressed at time of adjournment.

J. DVCA PAINT BOOK - SHERWIN WILLIAMS

Resolved

Unaddressed at time of adjournment.

K. RESERVE STUDY - IMPACT

Resolved

Unaddressed at time of adjournment.

L. RAMONA DRURY CODE OF CONDUCT COMPLAINT AGAINST BOARD MEMBER

Resolved

Item removed per advice of legal counsel, Gayle Kern.

M. RECORD KEEPING AND BOX REINSTATEMENT

Resolved

Unaddressed at time of adjournment.

N. LEGAL OPINION ON CONFLICT OF INTEREST W/ NEIGHBORING DEVELOPERS

Resolved

Unaddressed at time of adjournment.

O. EMAIL POLICY

Resolved

Unaddressed at time of adjournment.

P. CODE OF CONDUCT POLICY

Resolved

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Unaddressed at time of adjournment.

Q. DVCA WEBSITE

Resolved

Unaddressed at time of adjournment.

R. DAYTON VALLEY PARTNERS #1

Resolved

Unaddressed at time of adjournment.

XIV. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, FEBRUARY 26, 2025 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, February 26, 2025 at 5:00 pm.

XV. HOMEOWNER OPEN FORUM – ALL ITEMS

Unaddressed at time of adjournment.

Sandra Moss aka Sandy Moss

APPROVED

3/9/2025

DATE