FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Directors

October 26, 2022 5:00 PM
Dayton Valley Golf Course Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present

Steven Gallisdorfer - Vice President
Katherine Mitchell - Treasurer
James Kepler - Director
Clinton Hall - Director
Dennis Drury - Director
Carla Cole - Secretary
Leandra Carr - President

Directors Absent

None

Additional Attendees

Mikkenzy Lipkowtiz and Cyndi Fehler-FirstService Residential, and 38 homeowners.

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I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

The meeting of the Dayton Valley Community Association Board of directors was called to order at 5:07 pm.

Sandy Mass announced her intent to record the meeting.

II. PLEDGE OF ALLEGIANCE

III. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Mitchell Feather-345 Bayhill Ct- Mr. Feather does not believe the board needs to be reorganized. He believes that since there is an election in 6 months they should continue to operate and tend to the issues at hand.

Earlene Jachmowicz stated that she did not receive a newsletter or the meeting agenda.

Bruce Thiel-744 Grayhawk Dr.- Question whether there was a petition circulating.

Ramona Drury-662 Saint Andrews Dr.- Brought to the board's attention that a homeowner is flying a Ukraine flag

V. APPROVAL OF MINUTES

Resolved

Minutes of the October 12, 2022 Dayton Valley Community Association Board of Directors were accepted with edits.

Motion: Steven Gallisdorfer
Second: James Kepler

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

VI. FINANCIALS

A. REVIEW OF FINANCIALS

Resolved

Dayton Valley Community Association financials for August 2022 were received just before the meeting and will be forwarded to the board for their review.

VII. REPORTS

A. MANAGEMENT REPORT

Resolved

Management reported a total of 76 calls for the call center between the dates of 10.12.2022 and 10.26.2022. Also during that time frame 86 violation letters were sent out.

B. BOARD PRESIDENT REPORT

C. LANDSCAPE REPORT

Resolved

Tom de Uriarte share that irrigation has been turned off and winterized.

D. ARCHITECTURAL REPORT

Resolved

Jim Kepler feels that major projects should go to FirstService via Smartwebs Architectural system, and minor things should only require a phone call. Doug Kreie stated that is architectural applications require paying a fee, he no longer feels that he wants to serve on the architectural committee.

E. ROADS REPORT

Resolved

Weeds in the gap between asphalt and concrete gutter are dying. SNC recommends hot lancing at a later date.

F. BUDGET REPORT

Resolved

The budget has been completed and will be presented later in the meeting.

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G. SOCIAL REPORT

Resolved

There is no social committee report at this time.

H. GATE REPORT

Resolved

Repairs having been made, the gates are operating well.

I. RULES AND REGULATIONS REPORT

Resolved

48-hour warning tags are being placed on cards and there appears to be an increase in compliance with the restriction on overnight street parking. Steve is anxious to begin towing. Discussion followed about the possibility of online parking passes.

J. NEWSLETTER REPORT

Resolved

The newsletter is on the website and is sent by bulk mail monthly. It was delayed by a week this month due to the rescheduling of the board meeting. Results of the gate survey are available online. Sandy Mass will be assisting with the newsletter.

K. IT INFRASTRUCTURE REPORT

Resolved

The matter of digital records, email, and website is tabled until a meeting can be scheduled with FirstService Residential to review tools available to them.

VIII. UNFINISHED BUSINESS

A. IT INFRASTRUCTURE COMMITTEE

Resolved

The matter of digital records, email, and website is tabled until a meeting can be scheduled with FirstService Residential to review tools available to them.

B. LAKEVIEW BOLLARD

Resolved

The board voted unanimously to approve the installation of a bollard on Lakeview. The work will be completed by Cruz Construction at a cost of $3,500.00.

Motion: Carla Cole
Second: Steven Gallisdorfer

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

IX. NEW BUSINESS

A. BOARD ORGANIZATION

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Resolved

After a request by Dennis Drury, this matter was moved to the beginning of the meeting. After some discussion with input from each board member, the board was polled individually as to whether Steve Gallisdorfer should be removed as Vice-President as well as removed from the roads committee. That motion having passed, another motion was made to appoint Dennis Drury as Vice President and to serve on the Roads Committee.

First Motion

Motion to remove Steve Gallisdorfer from the Vice President position and from the Roads Committee

Motion: Dennis Drury
Second: Carla Cole
AYEs: Dennis Drury, James Kepler, Katherine Mitchell, Carla Cole
NAYs: Clinton Hall, Steven Gallisdorfer, Leandra Carr

- ***Resolved***
  The motion passed

Second Motion

To appointment Dennis Drury as Vice President and to serve on the Roads Committee

Motion: Carla Cole
Second: Katherine Mitchell
AYEs: Dennis Drury, James Kepler, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: Clinton Hall, Steven Gallisdorfer

- ***Resolved***
  The motion passed

B. EXECUTIVE AWARENESS FORM

Resolved

Board members will sign the Executive Awareness form which states. "In accordance with NRS 116A.630(14); your Community Manager shall provide notice to each unit's owner that the board is aware of all legal requirements pursuant to the applicable laws and regulations. This document will be sent out annually with the Budget Ratification Package to comply." The document will be placed in the Budget Ratification Mailer, which will be sent to all homeowners.

C. CODE OF CONDUCT

Resolved

Board members contributed to the conversation about the reinstatement of the code of conduct. Most feel that it is not a necessary component to the functioning of the association. No action taken.

D. 2023 OPERATING AND RESERVE BUDGET

Resolved

Katie Mitchell reported that two budget options have been presented to the board for review. The two versions represent a budget with an increase in assessments and a version without a budget increase in assessments. After discussion, the version with an increase of $5 per month was chosen. This will increase the assessment for homes to a total of $660 per year, and vacant lots to a total of $420 per year. Clint Hall did not vote, as his phone connection was lost temporarily.

Motion: Dennis Drury
Second: Katherine Mitchell

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AYEs: Dennis Drury, James Kepler, Steven Gallisdorfer, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: None

▶ ***Resolved***
The motion passed

E. REVIEW RESERVE STUDY SUMMARY

Resolved

The board reviewed the reserve study pages, noting that the report would be revised slightly to reflect the new reserve transfer amount.

F. REVIEW COLLECTION POLICY

Resolved

The board reviewed the collection policy.

G. 2022 AUDIT/REVIEW PROPOSALS

Resolved

No proposal have been received.

H. ACCEPT COMMITTEE VOLUNTEERS

Resolved

The board acknowledged the addition of new committee volunteers, with Sandy Mass joining the newsletter, and Ron McRae and Katie Mitchell on the Rules and Regulations committee.

I. REVIEW TOWING POLICY

Resolved

The towing policy was reviewed by the board.

J. ADOPT INVESTMENT POLICY

Resolved

The board reviewed and adopted the investment policy.

Motion: Katherine Mitchell
Second: Dennis Drury

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

K. 2023 MEETING CALENDAR

Resolved

The 2023 Board meeting calendar was accepted with corrections.

Motion: Steven Gallisdorfer
Second: Carla Cole

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

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L. GATE UPKEEP

Resolved

The board voted unanimously to approve estimate number 122 in the amount of $892.60 from NV Security and Data to replace old surveillance cameras at the Bayhill and Palmer gates. They also approved estimate 121 in the amount of $1,222.85 from NV Security and Data to upgrade the battery backup systems at the Bayhill and Palmer gates.

Motion: Dennis Drury
Second: Carla Cole

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

M. RADAR SPEED SIGN SERVICE

Resolved

After some discussion, estimate 116 in the amount of $360 from NV Security and Data for the rental of a radar speed sign service was rejected.

Motion: Steven Gallisdorfer
Second: Dennis Drury
AYEs: Dennis Drury, Steven Gallisdorfer
NAYs: James Kepler, Katherine Mitchell, Carla Cole, Leandra Carr

- ***The motion did not pass***

X. SCHEDULING OF NEXT BOARD MEETING

Resolved

The owners meeting for budget ratification will be held via Webex on November 30, 2022. The next rgularly scheduled board meeting is scheduled for January 25, 2023 at 5:00 pm at 101 Palmer Avenue Dayton, NV 89403.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Sandy Mass requested that the board meeting schedule be read aloud.

Lisa Miller-Hobbs stated that financials must be reviewed quarterly, and is tired of excuses.

XII. ADJOURNMENT

Resolved

The meeting adjourned at _____

APPROVED **DATE**

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