DRAFT

Unit Owner Meeting Minutes
Date: March 19, 2025
Time: 5:00 PM
Location: Dayton Valley Golf Clubhouse

Attendance:
Approximately 75 homeowners were in attendance.

Meeting Facilitation:
Katie Mitchell moderated the meeting. She began by introducing Jeanette Peck and briefly biographing her background. Katie also introduced the board members who were in attendance as homeowners and acknowledged the volunteers who had contributed to the planning and execution of the meeting.

Meeting Overview:
Katie Mitchell read a **Decorum Statement** to set expectations for respectful dialogue throughout the meeting.

A **PowerPoint presentation** was shared to provide an overview of the board's structure and responsibilities. Topics included:

- The composition and role of the board (noting that each board member holds one vote)
- Board meetings and committee functions
- Fiduciary responsibilities
- Reserve studies and their importance

Presentation by Jeanette Peck:
Jeanette delivered a well-received presentation outlining the details of the proposed project. The session was highly informative and generated robust discussion.

Homeowner Engagement:
Many homeowners' questions focused on the potential agreement on the project and construction traffic on Palmer Drive. The engagement was very informative, and questions were answered.

- Homeowners want to know why they can't vote for the project
- Several questions surrounded the signing of an agreement. It was stressed that no current agreement exists, and the Board of Directors has **not** signed any agreement regarding the project.
- Homeowners want to know if they will have an opportunity to see the agreement. It was stressed that if an agreement is proposed in the future, it will be presented and discussed during an open board meeting.
- A homeowner submitted a card asking, "Why are we getting more gates? They cost too much."
- A homeowner stressed that the negotiations with Silverado are most important.

Attachments:
The following documents are attached to these minutes for reference:

- Jeanette Peck's Presentation
- Homeowner Sign-In Sheet
- Decorum Statement
- Statement of Meeting Purpose
- PowerPoint Presentation
- Homeowner Questions

Respectfully submitted:

Carla Cole, Homeowner

Questions from the audience at the Unit Owners Meeting

March 19th

5:00 pm

- Jeanette stated that Village One has access to Palmer
- Jeanette stated that 200 Silverado Properties will have access to Palmer
- Many concerns about the use and access to Palmer Drive and use by construction vehicles.
- Q: Is all Village 1 Residential?
- Q: Several questions regarding the "signed" agreement, Specifically Construction traffic on Palmer.
- Q: Several questions regarding the proposed changes versus those previously proposed.
- Q: Will the agreement be presented at an open board meeting
- Q: What are the benefits of this project, and will it involve another bridge?
- Dennis spoke several times regarding the wish list, that board members had some of the same concerns.
- Eddie Holt stated Legacy already has a construction entrance. More worried about the agreement with Silverado.
- Q: Why are no feasibility studies on the financial impact of more gates?
- Q: Why is there no intermittent agreement vs. an agreement?
- The agreement will be signed before the final map.
- Several homeowners asked for the PUD
- Q: Who gave Jaimie the option to use Palmer Drive?
- Q: Do the homeowners have the right to say no?
- Russ Olmos stated that Silverado has easement rights to use Palmer.
- Q: Is there a possibility for maintenance agreements for Silverado?
- Q: What authority does our HOA have in this vote?
- Q: How immense is our power?
- Q: Why are the homeowners not voting for this project?
- Q: Why are we discussing gates promised from over 25 years ago, based on a Casino that never materialized?
- Q.:Why are we installing more gates? We can't manage what we already have.

Unit Owner's Meeting

March 19, 2025

1. Call to Order ----------Katie
2. Introductions----------Katie
    a. Katie Mitchell – Moderator, former board member, and resident.
    b. Jeannette Peck – Homeowner: Jeanette is a relatively new resident of the community. She came here three years ago primarily because her sister and brother-in-law live at the Airpark, and she loved the Eastern Sierras. She is a registered Civil Engineer in California, where she worked for 42 years in engineering, including Land Development and as a City Engineer. She also has a Masters in Public Administration. She would like to make it clear that her purpose tonight is solely to provide background information on Legacy 49 and the possibility of gates, and she will not offer any opinions on them.
    c. Carla Cole – Board Member
    d. Dennis Drury – Board Member
    e. Doug Kreie – Board Member
    f. Mitch Feather – Board Member
    g. Sandy Mass – Board Member - DID NOT SHOW
    h. Jim Kepler – Resident and General Manager – Dayton Valley Golf Course
3. Meeting Decorum - Katie
4. Overview of the Board - Carla
5. Purpose of the Meeting – Carla
6. Status of the Legacy 49 Project Jeanette
7. Financial Impact, if any, for adding more gates and location Dennis
8. Impact on the Reserve Study- Dennis
9. Jim Kepler – Status of the golf course
10. Comments and Questions

DECORUM STATEMENT

"Before we begin, I'd like to take a moment to remind everyone of the importance of decorum in our meeting. We are here to conduct the business of our community in a respectful, efficient, and productive manner.

I ask that all homeowners speak in turn, remain courteous, and focus on the issues at hand. Personal attacks, interruptions, and disruptive behavior will not be tolerated.

Let's work together to ensure this meeting remains professional and beneficial for everyone. Thank you."



Unit Owners Attendees

Names	Addresses
Richard Fischer	103 Moore Avenue
Dave & Beth Wilson	103 Poppy Hills Court
Joan & David Latimer	104 Poppy Hill Court
Dianne & Lou Murray	109 Canterbury Court
Dionne McDonall	110 Sawgrass Lane
Isa Martin	120 Maze Avenue
Janie Cowee	122 Maze Avenue
Nancy McKeal	136 Sawgrass Lane
Greg [Unknown]	151 Page Drive
Svend Peulicke	153 Page Drive
Caroline Punches	206 La Costa Avenue
Gregory McClellan	209 Inverness Court
Lia Verkade	215 Carnoustie Court
Marilyn & Bob Meyer	259 La Costa Avenue
Barbara Maddox	271 Cruden Bay Drive
Marilyn Gray	273 Cruden Bay Drive
Jeanette Peck	276 La Costa Avenue
Roseann Cramm	279 La Costa Avenue
Evelyn Allred	282 La Costa Avenue
Janice Hoquette	305 Bayhill Circle
Russ Olmo	308 Lahinch Court
Milton Estrada	309 Lahinch Court
Susan Cooper	327 Bayhill Circle
Al & Delane Wilkins	347 Royal Troon Drive
Jill & Joan Hansen	349 Royal Troon Drive
Tom de Uriarte	359 Royal Troon Drive
Doug Perry & Tammi Mazziliano	362 Bayhill Circle
Jan Gray	381 Royal Troon Drive
Claudia Daijogo	406 Pebble Beach Court
Pam McCauley	412 Pebble Beach Court
Ron James	422 La Costa Circle
Chris Hansen	432 La Costa Circle
Mary Ellen Azeveda	433 La Costa Circle
Susan Sheehan	446 La Costa Avenue
Lynda Marz	454 La Costa Circle
Gwizdala Kazimierz	454 La Costa Circle
Kiara & Ray Holdeman	503 Cypress Point Drive
Doug and Sandy Thorngren	504 Cypress Point Drive
Eileen Olff	505 Cypress Point Drive
Richard Olff	505 Cypress Point Drive
Shiela Griffin	506 Cypress Point Drive
Frank & Juanita Mielcarek	509 Cypress Point Drive
Katie Mitchell	527 Bayhill Circle
Bernie Wyatt	543 Stonehaven Court
Lisa Miller-Hobbs	610 Champions Drive

Names	Addresses
Craig Robinson	610 St. Andrews
Jim & Alana Ross	660 St. Andrews Drive
Dennis Drury	662 St. Andrews Drive
Ramona Drury	662 St. Andrews Drive
Dave & Teri Riffle	665 St. Andrews Drive
Connie Vavricek	671 St. Andrews Drive
Michael Vavricek	671 St. Andrews Drive
Beixe Thiel	744 Grey Hawk Drive
Mary Farias	755 Grey Hawk Drive
Lamar Bailey	834 Ballybunion
Judy Jensen	902 Lakeview Drive
Mike Timmerman	906 Lakeview Drive
Jane Rothman	909 Lakeview Drive
Eddie Hult	926 Lakeview Drive

Special Meeting Presentation 3/19/24

Good Evening. My name is Jeanette Peck and I am a 3 year resident of 276 La Costa Avenue. Although I am a new in the area, I have been a land development engineer and a City engineer in the past, so I have followed the progress of the Legacy 49 project with great interest.

So, I am going to provide a brief presentation on the Legacy 49 County approvals and a brief description of Legacy 49 project as it affects our community.

On March 6, the Lyon County Board of Supervisors approved an amendment to the Planned Unit Development to the east of our Dayton Valley Community Association. If you are interested in reading the entire staff report and Revised The Lakes at Dayton Valley handbook, you can find them at lyon-county.org and click on Agenda.

This was the last step in the approval of the Zone Change. As the staff report stated the amendment replaces the [previously. approved] hotel casino with less intensive uses, such as daycare facilities, storage facilities and neighborhood shops. The motor coach resort will remain. There will not be any additional golf course holes. The number of dwelling units will remain the same.

The Legacy 49 areas will eventually include 1,367 residential lots.

The Silverado property, which includes the existing Lagado development and the property on the other side of Palmer Drive beyond Village 1, is also a part of the zone change. The Legado development currently has 91 residential homes and will eventually add 199 more residential lots [p. 12].

The commercial area, which will be along Dayton Valley Road between Hole 1 and the existing Quail Ridge Development is now zoned to possibly include a restaurant, a bar, general retail, general office, personal services, a convenience store with gas station, restricted gaming, preschool/day care, church, hotel, doggie daycare, self-storage/RV storage [p. 32]. The current plan is to begin this commercial development In October 2025 and it is anticipated to continue through 2032. Since there is an approved tentative parcel map for this area, the owner will need to file a final map, and file and get approved grading and layout plans, Dayton Valley Road street improvement plans, utility plans, drainage facility plans before construction can begin, so next October is an ambitious but possible forecast.

Village 1, which is the closest village to Hole No. 1, will have 129 homes on 4500 square foot lots [p. 59]. The current plan is to begin this residential development in October 2025 and it is anticipated to continue through 2038 [p. 58]. The owner will need to file and get approved a tentative map, followed by a final map, grading plans, street plans, utility plans, drainage facility plans, and [probably sewer lift station plans] before construction can begin, so next October is an ambitious forecast. These 129

homes will have their primary entrance from Palmer Drive approximately halfway between Cypress Point entrance and the the Legado development.

The Silverado property has stated that they hope to begin construction once the sewer force main has been constructed by Legacy 49. These additional 199 homes will have their primary access from Palmer Drive near the cul-de-sac.

The new zoning does include a 77 acre Regional Park, which will also serve as stormwater detention basin. There will be a trail system throughout the Legacy 49 development and along the Regional Park/Detention Basin. Within our Dayton Valley Community "pedestrian access will be maintained .... from Moore Drive which will connect to [this] trail system" [p.7].

Special Meeting Presentation 3/19/24 Gates

The idea of additional gates in the Dayton Valley Community has been considered several times during our development.

According to Ed Messineo, who was a Dayton Valley Community Board member, "the internal gates became an issue in 2003-2004 when the HOA was informed that there would be a commercial area made up of a hotel, casino, casitas and pads for class A motor homes.... This was the first mention of internal gates (to gate off the residential areas, La Costa/Royal Troon and Cypress Point). The developer at the time agreed that it was a good solution and could be accomplished.

The 2005 Master Plan for Legado showed 3 gates at La Costa Avenue and Cypress Point entrances and across Palmer Drive just before the entrance to the casino/hotel entrance.

In 2006 & 2007, the Board met with the developer to discuss the need for electronic gates at Cypress Point and at La Costa Avenue entrances. A Board director stated that "if the developer had done what he promised to do [install internal gates at Cypress Point and at La Costa/Royal Troon] there would be no issue." According to notes at that time, it [was] not required for the Cypress Point and La Costa gates to be built until the casino was built.

15 years later, In March 2022, Kyle Brannan of Sierra Gate and Control and Ron McRae of NV Security and Data provided "a rough overview of establishing gates, cameras and security equipment to construct new gates at the entrances to La Costa Avenue and Cypress Point.

And most recently this July 2024, the DVCA Community Outreach Committee presented a report to our Board that included the need to construct "four gates, La Costa Avenue, Cypress Point Drive, Lakeview front, and Lakeview back (at Airpark to Lakes Blvd.)."

This July 2024 Report provided brief descriptions and rough cost estimates for each of the possible gates:

The La Costa Gate in addition to the gate would need power, islands and roundabouts, and additional landscaping and fencing. It was estimated to cost $156,000.

The Cypress Point Gate in addition to the gate would need power, a pedestrian gate and additional fencing. It was estimated to cost $147,000.

The Lakeview Gate, if needed, in addition to the gate would need power, a pedestrian gate, additional fencing and landscaping. It was estimated to cost $167,000.

In summation the estimated costs for the La Costa and Cypress gates would total $303,000.
If the Lakeview Gate was also constructed, the three gates would total $470,000.

This month in the Zone Change that was approved by the Lyon County Board of Supervisors Legacy 49, stated that "an agreement will be executed for a Village 1 contribution of $2,500/lot upon recordation of a final map toward the Dayton Valley Community Association for ingress/egress gates." [p.7} This would provide approximately $322,500 of revenue to the Dayton Valley HOA, which could be used for gates.

In summary, gates at La Costa Avenue and Cypress Point Drive were discussed and agreed to by the developer in the 2003-2007 time period. Starting in 2022, rough cost estimates were prepared that indicated that installation of two gates would cost about $305,000. The installation of three gates would cost about $475,000.

Our HOA can reasonably anticipate revenue of $322,500 from Legacy 49. (Although Legacy 49 has not yet submitted a draft agreement to our HOA.)

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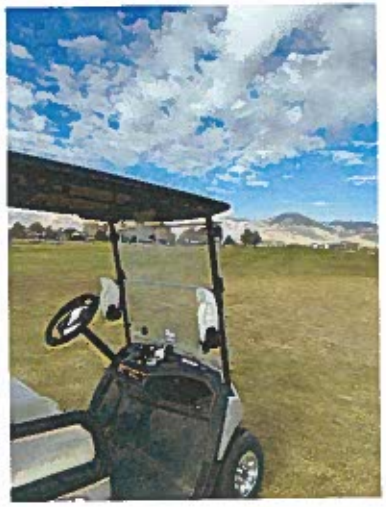
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DAYTON VALLEY COMMUNITY ASSOCIATION





UNIT OWNER'S MEETING

MARCH 19, 2025

DAYTON VALLEY GOLF CLUBHOUSE


LEGACY
DAYTON NEVADA
49

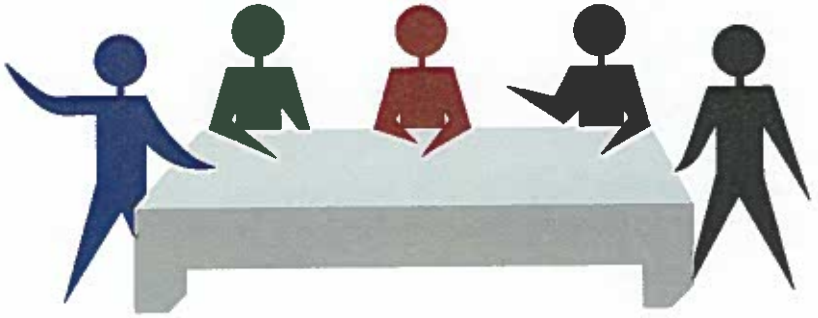
LEGACY 49
DEVELOPMENT PLAN
403 ACRE MASTER PLANNED COMMUNITY
DAYTON VALLEY ROAD
SCHOOL SITE
VILLAGE 1
VILLAGE 2
VILLAGE 3
VILLAGE 4
VILLAGE 5
VILLAGE 6
VILLAGE 7
VILLAGE 8
VILLAGE 9
HOTEL
RV & BOAT STORAGE
MINI STORAGE
RETAIL PAD 'B'
C-STORE & GAS STATION
RETAIL PAD 'A'
TOWN SQUARE
SMALL STORE
EXISTING RESIDENTIAL DEVELOPMENT
FUTURE RESIDENTIAL
LEGEND

BOARD MEMBERS

Board Structure & Rights

- **2005 By-Laws Amendment:** Increased the number of board members from five (5) to seven (7).
- **Election Process:** All board members elected as directors
- **Officer Selection:** Following the Unit Owners/Election meeting, newly elected directors will select among themselves the President, Vice President, Secretary, and Treasurer during the Organizational Meeting.
- **Voting Power:** Each board member holds one equal vote!

•Homeowner Rights: Board members retain their rights as homeowners.



Expectations of Executive Board Members - Fiduciary Duty



Duty of Care

- Act in good faith and in the best interest of the association.
- Exercise ordinary and reasonable care
- Identify risks and adopt policies to prevent harm
-

Business

- Business - Always use the judgment rule
- Would an ordinarily prudent person make a similar decision under similar circumstances
- Act on an informed basis
- Research the topic before making a decision.
- Use experts; CAMS, Attorneys and Reserve Specialists
- Know your limitations. Ask an expert.
- Confidentiality -Do not discuss privileged information – ever

Disclosure

- Disclose any and all potential/actual conflicts of interest
- A director cannot provide paid services to the association
- Disclose relationships with potential providers/vendors
- Do not accept gifts, rewards, incentives, gratuities



HOA MEETINGS

Meeting Types & Guidelines

•**Regular Board Meeting:** Standard meeting for board discussions and decision-making.

•**Executive Session:** A private meeting to address:

- Legal matters under attorney-client privilege
- Conduct of the Community Association Manager (CAM)
- Violations of governing documents
- Unit owner non-compliance with construction regulations

•**Emergency Meeting:** Called for urgent matters impacting residents' health, welfare, or safety.

•**Unit Owners/Special Meeting:**

- At least one Unit Owners Meeting is required annually; we hold two—for Elections and Budget Ratification.
- A Special Meeting may be called by the President **or** by members representing at least 5% of the voting membership, such as this meeting.

BOARD COMMITTEES

- **DVCA BYLAW: ARTICLE VI, SECTION 11 STATES: *"THE BOARD SHALL HAVE THE POWER TO APPOINT COMMITTEES, EACH COMMITTEE TO CONSIST OF ONE OR MORE DIRECTORS AND TO DELEGATE TO SUCH COMMITTEES ANY OF THE POWERS AND AUTHORITY OF THE BOARD IN THE MANAGEMENT OF THE BUSINESS AND AFFAIRS OF THE ASSOCIATION"***

- **COMMITTEES SERVE AT THE BOARD'S DISCRETION**

Committees play a vital role in the effective operation of the HOA, providing valuable insights and recommendations to the Board.

DVCA's current committees include Infrastructure, Budget, Rules and Regulations, Gate Monitoring, Landscaping and Architectural.

Committees serve in an advisory capacity only and do not have the authority to negotiate or make decisions on behalf of the Association.



CAPITAL IMPROVEMENTS



AO 16-01 AND NRS 116.345

- To initiate a capital improvement (any new common element or common element component), the authority must be granted to the board in the governing documents.
  "Article 2, Section 2.7 Capital Improvements. The Board of Directors shall have the power and authority to provide for the construction, reconstruction, installation, or acquisition of capital improvement upon the Common Area ."

- If the authority is granted, the Association may not construct the new element unless it was previously disclosed to the unit owners in a meeting where any additional funds needed from unit owners to create the new element must be discussed.
  - The proper budget process must be followed; the board cannot simply divert funds at will.

- The Association MUST obtain the written consent of a majority of unit owners and residents who own property or reside within 500 feet of the proposed location of the new structure(s).

- To remove a common element, it requires a majority vote of the membership to remove it.

HOA Reserve Fund

Definition:

The Reserve Fund is a savings account established by the HOA to cover the cost of **major repairs and replacements of common area assets over time.** It ensures the community's financial stability and prevents the need for special assessments.

Purpose:

•Covers major repairs & replacements (e.g. roads, gates, concrete, lights, street signs, curb painting, fire hydrants, fencing, gatehouses, perimeter wall, monitoring system, landscaping, irrigation trees, gate entrances)

•Helps maintain property values

• Reducing the risk of unexpected financial burdens on homeowners

Funding Sources:

•Monthly/Annual HOA assessments

•Potential special assessments (if reserves are insufficient)

Reserve Study:

•Conducted yearly updates to assess the lifespan and cost of major components, and every 5 years on-site inspection by a licensed Reserve Study Specialist.

•Helps determine how much should be saved annually

•Ensures financial preparedness for future expenses

Best Practices:

•Keep reserves adequately funded (typically 70-97% of projected needs)

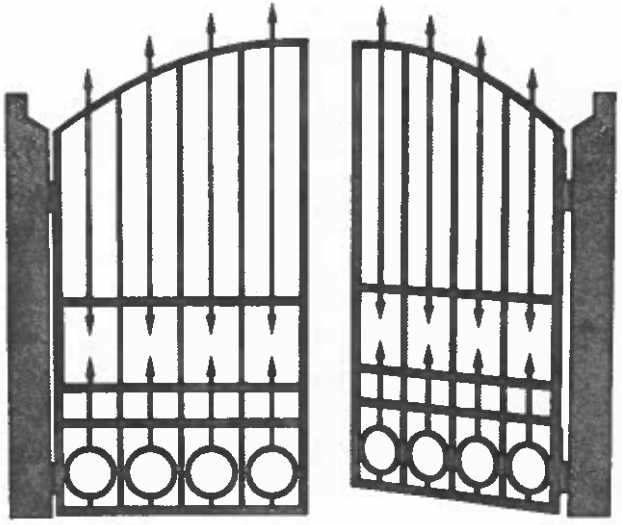
•Review and update the Reserve Study regularly



Description of Legacy 49

Status of Legacy 49 County approvals

New Gate Consideration at: LaCosta, Cypress Point and Lakeview



Gate Costs for Bayhill and Palmer Dr
8/2022 to Present

$79,000.00



FINANCIAL IMPACT OF ANY NEW CAPITAL IMPROVEMENT PROJECTS, INCLUDING MAINTAENANCE AND OPERATION REQUIREMENTS

To determine the financial impact of a capital improvement, the Reserve Specialist would need the hard costs and proposals, as well as the scope of work for each project which we do not currently have.

UNIT OWNERS
QUESTIONS AND DISCUSSION



Thank You

Closing Remarks

"Before we conclude, we sincerely thank each of you for taking the time to be here tonight. Your involvement is what keeps our community strong and moving forward. Attending meetings, asking questions, and staying informed are the best ways to make a meaningful impact.

We encourage you to stay engaged through our official HOA channels—the DVCA and FSR websites, newsletters, and board meetings—rather than relying on platforms like Nextdoor, where misinformation can spread quickly. If you ever have questions or concerns, please reach out directly to our Community Managers or Board Members.

A very special thank you to Jeanette Peck for spearheading this meeting. Your efforts are truly appreciated. Thank you also to Susan Sheehan, Jane Rothman, and Caroline Punches for your help.

Thank you again to everyone who participated, and we look forward to seeing you at our next meeting on April 1, 2025, at the clubhouse."