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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

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

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

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

MINUTES

Directors Present

Brenda Thomas - Treasurer
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President

Directors Absent

Evelyn Allred - Secretary
Janice Hoquette - Director

Additional Attendees

Brooke Gillman - Community Manager - FirstService Residential
Tiffany D'Aquila - Regional Director - FirstService Residential
Jose Ayala - 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 4:59pm.

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 February 25, 2026 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 minutes from the January 28, 2026 Board of Directors meeting as presented.

Motion: Carla Cole
Second: Brenda Thomas

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

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VI. FINANCIALS

A. DECEMBER 2025 FINANCIALS

Resolved

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$210,381.17
Cash in Reserve Accounts	$2,140,400.48
Assessment Delinquencies	$11,659.92
Fine Delinquencies	$52,430.00
Misc. Homeowner Delinquency	$5,108.16
# of Accounts in Collections & Status	19

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$17,237 **over** budget for the **month**
Expenses (over)/under budget year to date	$28,067 **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.

B. 2025 TAX RETURN

Resolved

2025 Taxes were filed and there was a payment due of $16,933.

VII. REPORTS

A. MANAGEMENT REPORT

Since the last Board Meeting there have been 42 calls to the care center with most centered towards general Association information, and 13 new violations issued.

Updates from Management Since the Last Meeting:

- Management scheduled a Board/Committee workshop to take place in March
- The Community Manager will transition from Brooke Gillman to Jose Ayala beginning on February 27, 2026

B. PRESIDENT'S REPORT

Report provided by Carla Cole attached.

C. ARCHITECTURAL COMMITTEE

Arc Committee report attached.

Supporting Documents

February 2026 ARC Committee Report.pdf 7

D. BUDGET COMMITTEE

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None at this time.

E. COMMUNICATIONS COMMITTEE

Resolved

None at this time.

F. GATES & MONITORING COMMITTEE

None at this time.

G. INFRASTRUCTURE COMMITTEE

None at this time.

H. LANDSCAPE COMMITTEE

None at this time.

I. RULES & REGULATIONS COMMITTEE

23 unique users and 32 vehicles have used the Parking Boss system.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

None at this time.

IX. LEGAL REVIEW, IF ANY

Resolved

None at this time.

X. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

The Infrastructure Committee is reviewing alternative power options such as solar lighting. The Committee will provide details to the Board once more details are obtained.

B. MOTORCYCLE GATE REMOTES

Resolved

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

Motion: Carla Cole
Second: Dennis Drury

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

C. AT&T ACCESS AGREEMENT

Resolved

Craig Robinson provided an update that the demarcation language is the issue that the attorneys are at a stalemate over.

A motion was made to move this item to the March meeting.

Motion: Dennis Drury
Second: Carla Cole

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

D. COST TO PAINT STOP

Resolved

A motion was made to move this item back to the Infrastructure Committee as they have not had a chance to review it.

Motion: Carla Cole
Second: Dennis Drury

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

E. ELECTRONIC VOTING

Resolved

A motion was made to remove this item from the agenda and revisit it in the late Spring/Early Summer in preparation for next years election.

Motion: Carla Cole
Second: Dennis Drury

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

F. INSURANCE - PACKAGE POLICY

Resolved

For **review and approval** are the following Proposal(s) from **Labarre/Oksnee and Matthew Watty:**

Company	Description	Price	Board Resolution
Labarre/Oksnee	Insurance Package Policy including Cyber	$47,692 annually	A motion was made to accept the policy from Labarre/Oksnee
Matthew Watty	Insurance Package Policy including Cyber	$45,907 through May 28 then will increase to $59,000	

Motion: Carla Cole
Second: Dennis Drury

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

XI. NEW BUSINESS

A. INSURANCE - CYBER INSURANCE RENEWAL

Resolved

For **review and approval** are the following Proposal(s) from **Coalition for Cyber Insurance Policy Renewal:**

Description	Price	Board Resolution
Cyber Insurance Policy Renewal - 3.7.26	$1,418 Annual Premium $0 Carrier Fee $- Broker Fee TBD Upon Approval $75 Processing Fee	A motion was made to remove this item as it is now included in the new package policy.

Current Annual Premium is - $1,376

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Motion: Dennis Drury
Second: Alvin Kreie

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

B. SIERRA GATE - RENEWAL CONTRACT

Resolved

For **review and approval** are the following Proposal(s) from **Sierra Gate Renewal Contract:**

Description	Price	Board Resolution
Gate Preventative Maintenance	$300 Monthly $600 Quarterly	A motion was made to accept the renewal contract at $600 quarterly.

Motion: Carla Cole
Second: Dennis Drury

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

C. SIERRA GATE PROPOSAL

Resolved

For **review and approval** are the following Proposal(s) from **Sierra Gate:**

Description	Price	Board Resolution
Palmer Gate - Cellular Control Board Replacement	$2,321.08	A motion was made to approve the proposal.

Motion: Dennis Drury
Second: Carla Cole

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

D. BOARD MEETING ROOM RENTAL CONTRACT

Resolved

For **review and approval** are the following Proposal(s) from **the Dayton Valley Country Club:**

Description	Price	Board Resolution
Sierra Room Monthly Meeting Rental	$200 per month $2,000 per year	A motion was made to accept the contract.

Motion: Carla Cole
Second: Dennis Drury
AYEs: Carla Cole, Craig Robinson, Brenda Thomas, Dennis Drury
NAYs: None
Recused: Alvin Kreie

- ***Resolved***
  The motion passed

XII. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, MARCH 25, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, March 25, 2026 at 5:00 pm.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

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662 Saint Andrews Dr - commented on allegations made against Dennis storing Board/Community items in his garage. Dennis stated all Board/Community items are stored in the Associations storage unit.

610 Champions Dr - commented on duplex insurance and old server storage location.

934 Lakeview Dr - commented on the Legacy 49 development. Jeanette Peck provided a brief update.

936 Lakeview Dr - commented on the Lakeview mailboxes after dark.

XIV. ADJOURNMENT

Resolved

With no further business at hand, the Board motioned to adjourn the meeting at 5:50pm.

Motion: Alvin Kreie
Second: Carla Cole

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

	3/28/2026
APPROVED	**DATE**

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February 2026 ARC Committee Report.pdf

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Dayton Valley Community Association

COMMITTEE REPORT OUTS FOR BOARD MEETINGS

COMMITTEE: Architectural

Member Reporting: Doug Kreie

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)

7 applications were received since the last Board Meeting

Upcoming Objectives and Goals/Tasks

(Short term items in the 1-8 weeks)

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.)