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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
May 27 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

May 27, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present
Brenda Thomas - Treasurer
Dennis Drury - Director
Alvin Kreie - Director
Carla Cole - President
Craig Robinson - Vice President
David Perlman - Director

Directors Absent
Evelyn Allred - Secretary

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

The Board of Directors meeting was called to order by Carla Cole at 5:00 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 and reviewed the following items: (Minutes/Legal Matters/Pending Litigation/Non-Compliance Matters/Delinquency Matters).

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Homeowner had comments on Waste Management and the oil spills by vehicles in the community..

V. APPROVAL OF MINUTES

Resolved

The Board of Directors made a motion to approve the April 22, 2026 Board Meeting Minutes as presented.

Motion: Carla Cole
Second: Brenda Thomas

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

VI. FINANCIALS

A. FEBRUAURY 2026 FINANCIALS

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Resolved

Enclosed, please find the Financial Report for period ending **March 31, 2026.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$261,882.98
Cash in Reserve Accounts	$2,253,779.75
Assessment Delinquencies	$13,585.76
Fine Delinquencies	$44,740.00
Misc. Homeowner Delinquency	$5,943.09
# of Accounts in Collections & Status	10

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$1,010 over budget for the **month**
Expenses (over)/under budget year to date	$7,814 **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 76 calls to the care center with most centered towards general Association and account balance information, and 48 new violations issued.

B. PRESIDENT'S REPORT

No report at this time.

C. ARCHITECTURAL COMMITTEE

Doug Kreie announced that since the last Board Meeting there has been 6 Architectural Application submitted. Additionally, Doug the Architectural Committee Liaison will be stepping down.

D. BUDGET COMMITTEE

Budget Committee will begin meeting in June or July.

E. COMMUNICATIONS COMMITTEE

Resolved

Carla Cole announce that a newsletter has been completed as Canva has now been resolved.

F. GATES & MONITORING COMMITTEE

Dennis Drury announced homeowner/visitor are driving the wrong way when exiting the gates.

G. INFRASTRUCTURE COMMITTEE

Infrastructure Committee will meet in June.

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H. LANDSCAPE COMMITTEE

Tom announced Brightview has replaced 6 valves, Palmer median is being worked on, the irrigation line ruptured and is currently being repair. Brightview has hired an arborist to analyze any major tree concerns.

I. RULES & REGULATIONS COMMITTEE

Rules & Regulation Committee will meet in mid June.

VIII. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

Infrastructure committee will discuss in June regarding street lights in need of replacement.

IX. NEW BUSINESS

A. BOARD MEMBERSHIP FOR CAI EDUCATION

Background

The Board of Directors moved to approve the associations Board Members to have a CAI Education Membership.

Motion: Carla Cole
Second: David Perlman

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

B. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

Management is to follow up to receive a response regarding Street Lighting.

C. CHANGE BAYHILL GATE HOURS

Background

After discussion the Board of Directors moved to match Bayhill Gates with Palmer Gate Hours.

D. PROPOSALS FOR PAVERS AT WALKING GATE AT BAYHILL AND LOWER LOCK MECHANISM

Background

The Board of Directors moved to receive a quote from Brightview & Sierra Gate to potentially expand the paver walkway, lower lock mechanism so that owners in wheelchairs can access.

Motion: Dennis Drury
Second: Carla Cole

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

X. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JUNE 24, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, June 24, 2026 at 5:00 pm.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

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Homeowner had comments on weeds on golf course if the association can potentially remove. Board advised that the association can not remove weeds on Golf Course as they are a separate entity.

Homeowner had comments on First Service Transition Fee being expensive.

XII. ADJOURNMENT

Resolved

The Board of Director made a motion to adjourn the meeting at 5:36 PM.

Motion: Alvin Kreie
Second: Dennis Drury

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



7/20/2026

APPROVED **DATE**