# Dayton Valley Community Association
## Board of Directors Meeting
## Wednesday, January 7, 2015
## Dayton Valley Library
## www.daytonvalleyassociation.com

## I. CALL TO ORDER

The Board Meeting of Dayton Valley Community Association was called to order by President, Mr. Eddie Hult at 6:01 PM. The meeting was held at the Dayton Valley Library, 321 Old Dayton Valley Road, Dayton, Nevada.

## II. ROLL CALL

Board Members present were Mr. Eddie Hult, Mr. Ed Messineo, Mr. Steve Markoe, Ms. Floye Baxter, Ms. Dianne Lucius and Mr. Charles Thayer. Mrs. Paula Darragh was not able to attend. A quorum was established.

Homeowner's were noticed on December 29, 2014

There were twenty-four (24) Homeowners present.

Incline Property Management was represented by Ms. Julianne Ferrari and Ms. Heidi J. Roessel.

## III. MEMBERS FORUM

A Homeowner commented on DVCA going forward with shared use fees to the Airpark HOA for the use of DVCA community's roads and gates. Mr. Hult stated that he will address this issue further as an agenda item. A Homeowner commented on xerioscaping that was recently completed on a front yard within the community. Mr. Hult asked that this can be addressed in the second member's forum on the agenda.

## IV. MINUTES OF THE LAST MEETING

**Approve the October 22, 2014 Meeting Minutes.**

A motion was made to waive the reading of and approve the minutes of the October 22, 2014 Board Meeting with the above change.

Motion: Mr. Thayer
Second: Mr. Lucius
In favor: All
Motion carried unanimously as Resolution #2015-01

## V. FINANCIAL REVIEW

**Accept October 31, 2014 Financials read by Mr. Steve Markoe**

The Association had $226,821.64 in cash in its operating account and $1,774,225.40 in its Reserve Account. It had total accounts receivable of $73,873.82 and total assets of $2,054,413.31.

It had total liabilities of $24,013.43 comprised of $11,721.77 in accounts payable, $826.82 in uncashed checks and $11,464.84 in prepaid dues.

The Association had $2,030,399.88 in its equity accounts, with total liabilities and equity of $2,054,413.31.

**YEAR TO DATE BUDGET VARIANCE:** Year to date Maintenance expenses were $42,908.95 resulting in $3,758.95 over budget mainly due to entrance gate, fence/wall maintenance, street sweeping/snow removal, weed control and grounds maintenance contract extras. Office and administration expenses totaled $120,558.20 resulting in $1,356.80 under budget mainly due to office supplies, legal, insurance, income tax, tax preparation, violation hearing, meeting, miscellaneous office & administration, association gatherings and website maintenance expenses. Utilities expenses totaled $29,303.40 resulting in $2,703.40 over budget primarily due to water/sewer, electric and gate phone expenses.

A motion was made to accept the October 31, 2014 Financials as presented:

Motion: Mr. Thayer
Second: Mrs. Baxter
In Favor: All
Motion carried unanimously as Resolution #2015-02

## VI. OLD BUSINESS

**Discuss / Approve Homeowner's Survey:**

Mrs. Baxter stated that she would like to apologize for saying that she did not receive the proper information from the survey committee members. Mr. Hult stated that Homeowners may see an increase in the monthly assessments, if in the future the amenities mentioned in the survey are offered within the community. He went on to say that the Association has not increased the assessment for many years. Ms. Baxter stated that all questions need to be agreed upon by the Board. She would then give it to Management to complete and send out to Homeowners. The Board would like to have the survey results back to discuss at the Annual meeting in April.

A motion was made to accept the Homeowner's Survey when Ms. Baxter gets final to Management:

Motion: Mr. Messineo
Second: Mr. Thayer
In Favor: All
Motion carried unanimously as Resolution #2015-03

**DVCA & DGM (Duncan Golf Management) Development Update:**

Mr. Hult stated that he had a meeting with Mr. Joe Kelley from Duncan Golf Management (DGM) regarding the relationship between DVCA and the clubhouse management. Mr. Hult went on to say that the clubhouse is holding an open house on January 31, 2015 from 2:00 – 5:00pm for all residents of DVCA. Mr. Hult stated the new golf club management has offered to allow the Association to have all future Board meetings at the clubhouse at no charge. The golf management will start advertising in the DVCA newsletter every month to inform the Homeowners of scheduled activities at the clubhouse.

**Update on Acquiring Duncan Golf Community Building:**

Mr. Messineo stated that he and Management walked the golf community building with two contractor supervisors from Silverado Homes, to inspect condition of the building. He went on to state that the contractors have not gotten back with a report or proposal to date. Mr. Hult stated that DGM is awaiting a proposal. After much discussion, Management suggested that DVCA hire a licensed contractor to give a professional proposal.

A motion was made to get a licensed contractor to prepare a professional proposal for repairs required to bring the community building to occupancy standards:

Motion: Mr. Messineo
Second: Ms. Lucius
In Favor: All
Motion carried unanimously as Resolution #2015-05

**Airpark Estates Road Usage Update:**

Mr. Hult stated that he has had correspondence with the Board for the Airpark HOA concerning access fees. Mr. Hult went on to state that he sent an email to the Airpark HOA Board of Directors in October and to Legado HOA Board of Directors in November. He has not had any response at this time. Mr. Messineo would like to schedule a meeting with Legado HOA and Airpark HOA Board of Directors. Mr. Markoe suggested getting legal advice on how to proceed forward with this issue.

## VII. NEW BUSINESS

**Upcoming Gate Code Change:**

Mr. Messineo stated that the gate code will change on February 15, 2015. The gate code is changed every year.

**Discuss Lyon County Curfew Enforcement:**

Mrs. Jacky Drake, chairperson for the Neighborhood Watch Committee stated that there have been several Homeowners complaining to her regarding under age activity within the community. This activity is occurring after the Lyon County curfew hour of 10:00 PM. Mr. Shullman, Lyon County Sheriff Volunteer, stated that the curfew in Lyon County is Sunday-Thursday 10:00 pm to 8:00 am, extended to 12:00pm on Friday and Saturday. He went on to state that if a Homeowner is having this problem, they need to call the non-emergency phone line for Lyon County Sheriff and an officer will respond. The Board stated that a violation can be sent by Management as a nuisance, if reported.

**Discuss CC&Rs 4.15 Vehicles & Parking:**

Mr. Markoe stated that there are Homeowners that are parking their recreational vehicles in their driveway for 48 hours, moving it for a day, then bring it back in for another 48 hours. Also, he stated that some Homeowners are moving the same RV from one property to another, every 48 hours. Mr. Markoe stated that in the CC&Rs it states on a "regular basis". Mr. Messineo stated that the Rules & Regulations need to be review and revised. He went on to suggest that the rules state that a maximum of 4 cycles of 48 hours, in a 30-day period per property. Mr. Messineo

also stated that the rules need to include boats, and utility trailers. He suggested clarifying rules concerning RV's on street for more than two nights. He stated that parking permit can be given to a Homeowner for longer than 48 hours, if requested. He went on to say that the Board and Management need to be aware of those that are receiving temporary parking permits. Parking permit need to be approved by two (2) Board members and then the entire Board and Management need to be informed a permit has been issued.

A motion was made to revise the Rules and Regulations, #15 parking restriction to include boats and utility trailers and also to state "no recreation vehicles can be moved from property to property to circumvent the 48 hour rule".

Motion: Mr. Messineo
Second: Ms. Lucius
In Favor: All
Motion carried unanimously as Resolution #2015-06

## VIII. COMMITTEE REPORTS

**Roads and Gates Committee:** Mr. Messineo stated that the Palmer Gate was vandalized. He explained that someone actually dismantled the gate. They took off the bolts and dismantled the clutches. Mr. Messineo has reported it to the Sheriff.

**DGM/DVCA Workshop Committee:** Mr. Hult asked the members of the DVCA/DGM to join him at the clubhouse on Saturday, January 31st, for the Golf Management open house.

**Architectural Committee:** Mr. Hult reported that there have not been any requests at this time. Mr. Markoe asked Mr. Hult to clarify the proper procedure for another Board member to find out if a Homeowner has submitted a plan for front yard landscaping. Mr. Hult stated to either call Management or Joe Wilson, the chairperson of the Architectural Committee.

**Rules & Regulations Committee:** Ms. Baxter had nothing to report at this time.

**Social & Recreation Committee:** Mrs. Wingard stated that ninety-one (91) Homeowners attended the DVCA Christmas Brunch. She went on to state that the Christmas brunch was a great success. Mrs. Wingard would like to have more Homeowner activities in the future.

**Neighborhood Watch Committee:** Mrs. Drake stated that the community has been relatively quiet. She went on to ask the Board to arrange with the Golf Management Team to acquire a room at the club house for Lyon County Sheriff to do a presentation for the Homeowners. The presentation would focus on home and personal safety. Mrs. Drake has been recruiting new members and hopes to have a contact in every area of the community as soon as possible. Mr. Shullman of the Lyon County Sheriff Volunteer Team formally thanked every Homeowner in DVCA for the great support of the "Shop with a Sheriff" Christmas fund raiser. He went on to state the DVCA was the largest contributor of the program this year.

## IX. MEMBERS FORUM

A Homeowner stated that the bald eagles are back. He warned Homeowners to take extra care with their animals, especially small dogs and cats. A Homeowner stated that there are several new properties that where foreclosures and now occupied. She stated that it doesn't seem to her that the new occupants are getting the rules for the Association. Management stated that per

Nevada Law, all new Homeowners get a complete set of HOA documents in escrow. Mr. Messineo stated that he was approached by another solicitor. This is the second time by the same company. He has prepared a letter to send to the company. A Homeowner complained about vehicles speeding down St. Andrews. Management stated that any information concerning speeding can be sent to IPM. A description of the vehicle or license plate, and address is necessary to send a violation letter.

## X. NEXT BOARD MEETING DATE

The next Board Meeting & Annual Homeowner's Meeting is scheduled for Wednesday, April 8, 2015 at 6:00pm at the Dayton Valley Clubhouse.

## XI. ADJOURNMENT

There being no further business, a motion to adjourn was made, seconded and carried to adjourn at 7:53 PM.

Respectfully Submitted: Julianne Ferrari 04.08.15

Management Date

Approved: 04.08.15

Association Date