Dayton Valley Community Association
Special Board of Directors Meeting
Tuesday, May 19, 2015 5:00 PM
Dayton Valley Golf Club, 101 Palmer Drive, Dayton NV
www.daytonvalleyassociation.com

I. CALL TO ORDER

The Board Meeting of Dayton Valley Community Association was called to order by Vice President Mrs. Dianne Lucius at 5:05 PM. The meeting was held at the **Dayton Valley Golf Club,** Dayton, Nevada.

II. Pledge of Allegiance was resited by all in attendance.

III. ROLL CALL

Board Members present were Mr. Ed Messineo, Mr. Steve Markoe, Ms. Floye Baxter, Ms. Dianne Lucius, Mr. John Loveless and Mr. Charles Thayer. Mr. Eddie Hult was not in attendance. A quorum was established.

Homeowner's were noticed on May 7, 2015.

There were Six (6) Homeowners present.

Incline Property Management was represented by Ms. Julianne Ferrari.

IV. MEMBERS FORUM

No Homeowner response at this time.

V. ACTION ITEMS

Approve Landscaping Proposal Dayton Valley Road:

The area to be xeriscaped is from the Bayhill gate to the rod iron fence on Dayton Valley Road. Total square feet of 20,064 covered with a 1.5" river rock. No vegetation will be installed at this time. Mr. Messineo stated that the drip line will still be installed at this time, so in the future vegetation can be installed if so approved. After much discussion the Board approved the proposal as presented.

A motion was made to approve the Celtic Lawn & Landscape proposal for $16,302.50 to xeroscape the area along Dayton Valley Road.

Motion:	Mr. Messineo
Second:	Mrs. Baxter
In favor:	Four
Apposed:	Thayer, Loveless

Majority carried as Resolution #2015-17

Approve 2015 Management Contract:

Mrs. Lucius opened discussion with the other Board members concerning the Management contract. Mr. Markoe asked for clarifications to the changes to the Management contract. Management explained changes to the 2015 Management contract from the last Management contract are changes due to new legislation. After much discussion the Board motioned to approve the 2015 Management contract as presented.

A motion was made to approve the Incline Property 2015 Management Agreement as presented.

Motion: Mr. Messineo
Second: Mrs. Baxter
In favor: Five
Opposed: Markoe
Majority carried as Resolution #2015-18

Approve Road Maintenance Proposals 2015:

Mr. Messineo stated that there was two bids for the crack fill for the 2015 season. One from Intermountain Slurry Seal and one from Sierra Nevada Construction. He went on to state that he walked the property with both companies and was informed by the companies representative that the roads in the Association are in great condition and slurry is not necessary this year. Mr. Messineo opened the bid for Intermountain and read the bid to the other Board members. The total bid proposal was $34,924.56 for 40,000 lineal feet to crack fill. The total bid from Sierra Nevada Construction was for $9,860.00. SNC did not specify the lineal feet to be cracked filled. Mr. Loveless stated that one of the important factors of crack fill is getting all dirt and debris out of the crack before filling. He went on to state that proper crack filling can prolong the life of the road by 5 years. Mr. Messineo stated that both companies blow out the cracks before adding any crack fill. After much discussion concerning the large different in the price of the bids, Mr. Messineo stated that he would call both companies to clarify the lineal feet and scope of work.

A motion was made to accept the bid from SNC if the scope of work was equivalent to Intermountain's scope of work.

Motion: Mr. Hult
Second: Mr. Messineo
In favor: All
Motion carried unanimously as Resolution #2015-19

Approve Fence Proposal Along Lakeview Drive:

Mr. Hult stated that the bid from Artistic Fence was excessive for chain link and suggested getting other bids. Mr. Loveless asked if other product had been considered for this project. Mr. Hult stated that the chain link fencing would be temporary until the Association installed a permanent block wall completely surrounding DVCA. Mr. Hult stated that he would contact other vendors to get proposals to fence in this area. After much discussion the item was tabled until the next Board meeting.

VI. MEMBERS FORUM

No Homeowner response at this time.

Mr. Messineo presented his resignation to the other Board members. He stated that he had been on the Board now for twelve years (12) and it was time for him to retire. He went on to state that one thing has been very disappointing to him during his service on the Board, and that is the lack of involvement and support from the other Homeowners in DVCA.
Mr. Markoe stated that he was also resigning from the Board effective June 30, 2015. He stated that he has been on the Board for eight (8) years. He went on to say that he was looking for another Homeowner who would be interested in taking his position as Treasurer.
He stated the he had put an article in the newsletter last month asking for volunteers and did not get any feedback. Mr. Markoe also stated in disappointment concerning the involvement and support of the Homeowners in DVCA.

VII. NEXT BOARD MEETING DATE

The next Board Meeting is scheduled for Wednesday, July 8, 2015 at 6:00pm at the Dayton Valley Clubhouse.

VIII. ADJOURNMENT

There being no further business, a motion to adjourn was made, seconded and carried to adjourn at 6:45 PM

Respectfully Submitted: Julianne Ferrari — Management — 9/23/15 — Date

Approved: _____ — Association — 23/SEP/2015 — Date