Dayton Valley Community Association
Board of Directors Meeting Minutes
July 19, 2017

CALL TO ORDER AND DETERMINATION OF QUORUM

The Board of Directors meeting was called to order by President, Mike Becker at 6:00 p.m. at the Dayton Valley Golf & Country Club. A quorum was established with six (6) Board members present.

Board Members Present:	Mike Becker, President, Bruce Thiel, Vice President, Paula Darragh, Secretary, Kim Staley, Director, Gene Cowles, Director, Wray Brett Director
Others Present:	Karen Ryan, Treasurer Mike Trudell, Community Manager and Sheila Cass, Valley Realty and Management Members in attendance are recorded on sign-in sheet

SPECIAL GUEST SPEAKER

Mike Becker announced that there was a special guest speaker, Lyon County Sheriff McNeal. Sheriff McNeal stated that Lyon County encompassed a little over 2,024 sq miles. He passed around a handout to all attendees, which consisted of reports regarding the 2006 to 2016 Crime Rate Index. The reports are attached. Sheriff McNeal stated that the crime rate is down to 14.05 per 1000 citizens, the lowest it has been in many years. The Sheriff stated that Lyon County was the 5th safest county in the State of Nevada according to the State Department of Public Safety. Two (2) Dayton deputies cover from Moundhouse to Stagecoach per shift. They serve about 24,000 citizens. DVCA's roadways are private property so he has no authority to give citations for speeding or other moving violations. There is one deputy who lives in the community so he patrols the area and others that come in all the time and he won't stop them. He encouraged homeowners to call 911 if they receive a report that somebody is trying to break into a home, or if somebody sees a crime being committed, then they can take action.
The Sheriff asked if anyone had any questions. A homeowner asked if a prowler was on their property can they call the cops? Sheriff said yes call 911 that is a felony offense. She asked that if they had a weapon in the house could they use it? Sheriff said yes but if you shoot the firearm for self defense please make sure it's not at the police and only when the criminal is inside the home. Bruce Thiel asked if they had volunteers that patrol the area? Sheriff said yes they do house watch checks, and if they see a crime they have a radio to call in. A homeowner said that in the past there were a lot of gang problems at Dayton High School and a program was implemented to have deputies help the youth/gang members. He asked if that made a difference in the community? The Sheriff said, yes. This year they've entered into an agreement with the school district to place a Resource Officer in the Dayton Schools, focusing on the High School and the Middle School.
Amy Puzzo asked if the department was reduced due to budget cuts. The Sheriff responded, "no". They didn't lose any positions. The Board and the Members expressed their appreciation for the Sheriff to take time to come to the Board meeting and make a presentation.

MEMBER COMMENTS

A homeowner asked why the roads kept being slurry sealed and why is there so much gravel left on the roads? Mike Becker responded that this was because there was no sweeping included in the last year's contract and that it will be improved. He stated that slurry seal is done every five years to maintain the streets and crack sealing every two years. Sweeping is typically done after the slurry seal is applied. A homeowner asked what we can do about the properties where the lawns are going to pot? Paula Darragh stated that inspections were completed on July 3rd, so many of the owners with dead or dying lawns have been contacted. Paula Darragh also stated that 50+ homeowners have been invited to a hearing, if they don't come to the hearing the Association will start fining them. A homeowner asked why we can't just go on the property, like we do the lots, and take care of them? Paula Darragh answered that it can only be done if there is a safety issue. A homeowner asked if we can lien the property once the penalties get to a certain amount? Paula Darragh answered, yes we can send them to collections and if they don't pay we can place a lien on the property. Mike Trudell mentioned that the property can be liened but not foreclosed on for fines. Doug

Kitchens stated that on Cruden Bay somebody has been vandalizing the irrigation timers and there is about seven different households where the grass is almost dead and it's due to vandalism. He asked that the Board have a little leniency as they are working to have the appearance of the property improved.

MINUTES

Review and Approve June 7, 2017 Board of Directors Meeting Minutes.
MOTION: Bruce Thiel moved to approve the June 7, 2017 Board of Directors Meeting Minutes, Gene Cowles seconded. All in favor. The motion passed unanimously.

FINANCIALS

a) **Review and Accept Current (un-audited) Financial Reports**
Karen Ryan, the Association Treasurer stated that she had met with the management company and addressed some things that needed to be revisited, and she is preparing an inventory of the Association CDs, and coordinating with the company that manages the CDs. She stated that there will be a meeting scheduled in the near future to go over the CDs, as they are the biggest asset on the balance sheet. She asked if there was anything that the Board would like her to look into or research. Karen mentioned that topics that had come up were the collections and receivables. The assessments that are in arrears equal about $60,000 with about half being over 90 days. She says this is going to be addressed. Mike Becker stated that in the earlier executive session the delinquencies were reviewed and the Board decided to send any member who's account is in excess of $450.00 in arrears to collections. Karen also mentioned that the social committee would like a budget.
MOTION: Karen Ryan moved to accept the May 2017 un-audited financials as presented, Wray Brett seconded. All in favor. The motion passed unanimously.

b) **Approval of Board Members and/or Officers Authorized to Sign on the Associations Investment Account**
MOTION: Kim Staley moved to approve Mike Becker and Karen Ryan as signatories on the LPL Financial investment account, Gene Cowles seconded. All in favor. The motion passed unanimously.

ASSOCIATION BUSINESS

a) **Discuss 8th hole pond**
Mike Becker stated that they did meet with Mr. Duncan and talked about maintenance of the golf course as well as trespassing and fishing on the golf course property. Mike Becker stated Duncan doesn't care about the fishing and is not going to post anything about the trespassing. In response to Amy Puzzo's request from the last meeting, Mike Becker talked to Gayle Kern and she referred him to the Associations CC&R's Section 4.7: "Golf Course Rules and Regulations: The Association makes no rules and or regulations for the Golf Course and accepts no responsibility for enforcing or managing Golf Course rules and regulations". In the Associations Rules and Regulations there is a mention about no trespassing on the Golf Course however, this is for homeowner information only and the Association has no authority to enforce it. As for the pond on the 8th hole, the options are for Mr. Duncan to repair the liner or to fill it in with dirt. He asked if the decision was made to repair the liner that the Association help with the cost. Mike Becker stated that they had done their due diligence, with the Managers help, and himself locating some drainage maps and they have found out that Mr. Duncan cannot fill in the pond without County approval. Bruce Thiel read a petition from homeowners regarding the 8th hole. The petition is attached. Bruce Thiel said Duncan was supposed to send DVCA a proposal, but at this point, they have no idea what Duncan is asking for until they receive the proposal. Bruce Thiel also stated that they will not spend any money on the ponds without talking to the homeowners first. Mike Becker agreed to present the petition to Mr. Duncan at their next meeting.

b) Review and approve bid for road maintenance - crack seal community and slurry seal Gallery

Mike Trudell, Community Manager stated that the Association received two bids to have Cruden Bay, Wentworth, Turnberry and Riviera slurry sealed. Intermountain proposal totaled $28,219.86 and the SNC proposal totaled $28,630.00. The Community Manager Commented that Mike Becker had mentioned that the Gallery was included in the original proposal that was sent out last year. However, there was an apparent agreement made between a former Board Member and the contractor not to do the Gallery. He stated that the Association is responsible because the Gallery's owners are members of the Master Association. It was also noted that the street sweeping following the slurry seal last year was not completed because it was not in the contract with Intermountain. The Community Manager added that there are only two contractors that do Type II slurry seal, so that is why three bids were not received.

MOTION: Bruce Thiel made a motion that the Board review and approve via email a contract to have the street sweeping done, and then sign the unanimous written consent at the next Board meeting, Gene Cowles seconded. All in favor. The motion passed unanimously.

MOTION: Paula Darragh made a motion to contract with SNC to slurry seal the Gallery in the amount of $28,630.00, Gene Cowles seconded. All in favor. The motion passed unanimously.

c) Review and approve bid for fence repair/replacement

Gene Cowles reported that there are two sections of wrought iron fence on Grayhawk Drive. One section is between 738 and 740 Grayhawk Drive, the other section is at the very end of Grayhawk Drive. The last 3 or 4 years there have been kids as well as adults jumping those fences. In the process they have broken both sections of fence to the extent that one even has a wire holding it up. Gene Cowles stated that the Board had asked him to get bids to have the fences repaired. The new sections of fence will be raised up from 4ft high to 6ft and there will be prongs on top that go straight up. He reported that he has received two bids, one from Artistic and one from Finest Fence. Artistics bid for the section between 738 and 740 Grayhawk was $1,189 and $1,358 depending on the direction of the prongs, for the section at the end of Grayhawk they came in at $6,976 for straight up prongs and $7,397 for angled. Artistics bid was about $3,500 more than Finest. Gene Cowles stated that he also had also received bids for a pedestrian gate on Pebble Beach because at the last Townhall meeting a homeowner requested the gate be installed. Artistic refused to bid on the gate and Finest came in with a bid of $750.

MOTION: Gene Cowles made a motion to add a pedestrian gate at Pebble Beach, Bruce Thiel seconded. Discussion ensued. During the discussion, a homeowner asked why the gate was needed. Gene responded that at the last Board meeting a homeowner said he had a petition with 50 names on it to have a pedestrian gate installed because they didn't want their kids walking all the way out to Dayton Valley Road to go to school. A homeowner stated that it would be another entrance that they would have to worry about. Amy Puzzo was concerned that kids would be telling other kids in school the code to the gate. Many homeowners agreed that they did not need another gate. Doug Kitchens stated that he thought it was a good idea.

The motion was defeated with a vote of zero (0) in favor. The following Board Members voted no- Mike Becker, Bruce Thiel, Paula Darragh, Kim Staley, Gene Cowles, Wray Brett.

MOTION: Kim Staley made a motion to contract with Finest Fence to repair/replace the fence sections on Grayhawk Drive, Gene Cowles seconded. All in favor. The motion passed unanimously.

d) Discuss and approve Wi-Fi enhancement
No bids have been received yet. There was no action taken by the Board.

e) Obtain input on possible Capital Projects
A homeowner asked what Capital Projects were. Mike Becker responded that Capital Projects involved things like, purchasing the old clubhouse for an exercise area, or building pickle ball courts or bocce ball courts and having tournaments. In short, improvements that currently are not constructed, but things that enhance the value of the community. Gene Cowles said that Bruce Thiel had been working on possibly adding an electronic sign to the Bayhill gate to give messages to homeowners regarding events, meetings and things going on in the community. A homeowner asked what type of budget they were talking about for Capital Projects. Mike Becker responded that they did not have that number yet but that they had to come up with specific projects and specific dollar amounts to put into the budget for the capital projects. Then the money would be accumulated from left over operating expenses. This would mean the projects could not start until next year. The Community Manager stated that Capital Projects not in the budget needed member approval. Bruce Thiel said that any Capital Projects would benefit the majority of the homeowners. A homeowner asked if the Board would do another survey. Sandy Mass responded that there is currently a survey on the website at www.dvcahomeowners.com asking about events but they could add another one asking what projects homeowners would like.

f) Unanimous Written Consent of approvals by email
There have been no approvals by email since the last meeting. There was no action taken by the board.

g) Review and approve modified addendum to Management Agreement and Meeting Schedule for 2017-2018
Mike Becker stated that at the last BOD meeting the Board had approved an increase in the monthly Management fee because the Board wanted to have four extra meetings a year, the Townhalls, combined Board meetings and monthly meetings. Mike Becker said after reviewing the original Management Agreement he discovered there are currently seven meetings per year, and he only needed one more. The addendum also extended the Management Agreement. Mike Becker met with Valley and discussed the issues and the Addendum has been revised. The Management Agreement has been extended through the end of December of 2017 and only one extra meeting, Board/Townhall has been added, as well as the monthly meetings between the Board and the Management Company. Instead of an additional $725.00 per month it is now an additional $462.50 per month. The Management Agreement also includes a meeting schedule for 2018.
MOTION: Gene Cowles made a motion to approve the modified Addendum to the Management Agreement with Valley Realty and Management, and the 2018 meeting schedule, Bruce Thiel seconded. All in favor. The motion passed unanimously.
Mike Trudell mentioned that the meeting schedule for the balance of 2017 had not been set. The Board suggested September 6, 2017, October 18, 2017 and November 15, 2017.
MOTION: Gene Cowles made a motion to approve the meeting dates for the remainder of 2017, Paula Darragh seconded. All in favor. The motion passed unanimously.

h) Discuss Recycle Bins and Possible Company for Recycle Pick up

Kim Staley said one of the members on his committee has investigated the possibility of recycle pickup. He reported Waste Management had no interest as they are not supplemented by the county to recycle. There were several recycling companies that were contacted and they were not interested in going out to Dayton to pick up recycling. The companies agreed it wasn't worth their time or money. The Board did not take any action.

i) Discuss Status of Future Development for The Gallery

Bruce Thiel stated that the Community Manager and himself met with representatives of Fort Apache Homes, the owner of the six acre property at the corner of Dayton Valley Road and Lakes Blvd., where the unfinished wall is. The representatives of Fort Apache Homes said they are getting ready to prepare a final map for the remainder of the project and plan to start construction in the spring. They are planning to build 35 units on 6.2 acres. These will be single family homes and duplexes. They are talking about finishing the wall all the way to the end of the block and then go around the corner to a new gated entrance. They will consider landscaping outside the wall. Bruce reported that they also discussed the weeds in the trench going into the retention basin. Bruce asked them to clear the weeds and debris. Bruce said that regardless of whether or not Apache will clear the weeds, the association will because it is a fire hazard. Apache will eventually deed the common area parcel, including the trench and detention basin to DVCA. The Association Manager said this would eventually be engineered to be part of the overall drainage plan for that part of the undeveloped portion of the subdivision, and the common area parcel will be required to be maintained by DVCA. When the final map is recorded the land will be annexed into the association and t will start paying assessments after the sale of the first unit to a third party. After the Board discussed the future payment of assessments by the 35 units in The Gallery, the Board discussed Legado, and the fact that they use the DVCA roadway network, but do not pay assessments to DVCA. The Board discussed the fact that there is an existing easement. The Board agreed that a legal opinion will be necessary, and requested the Community Manager contact Gayle Kern to request a legal opinion on the matter.

COMMITTEE REPORTS

a) ARC - Kim Staley reported that there are several duplexes scheduled to be built in the Gallery, a house under construction on Carnoustie and another one at the end of Carnoustie getting ready to start construction. One of the things the committee is really concentrating on right now are back yards. According to the CC&R's backyards are supposed to be landscaped within a year of occupancy, but there are several that have never been completed.

b) Gates & Security - Gene Cowles reported that he hasn't had any recent complaints on the gates. Gene wanted to recognize Ron McRae who has given the association hundreds of hours and his free time to the association. Ron is currently working on making the cameras at the gates better, possibly adding more light to help the cameras get better night pictures.

c) Landscaping - Bruce Thiel reported that he will follow up with the representative of Fort Apache Homes.

d) Rules & Regulations - Paula Darragh reported that she and Bruce Thiel drove the golf course this week and inspected a number of back yards. They were able to inspect both sides of Lakeview, Ballybunion and parts of Grayhawk. It is a lot of area to cover and it is hard because you have to count and write down the color of the house so you can go around the front to verify that you have the right number, so letters don't go to the wrong people. They are always looking for help if anybody would like to volunteer.

e) **Social** - Wray Brett reported that they now have eight members and she would like to encourage anybody who may be interested to please join them. They have put a survey on the Dayton website to see what events homeowners might be interested in. Some of the responses they have seen come out of the survey are a Reno Aces bus trip, South Lake Tahoe or Reno casino dinner via bus, and the Nugget Rib Cook-Off. The committee would also like to do a Christmas party this year. Also working with Duncan on participating with them on concerts. They are talking about putting the welcoming committee under the umbrella of the social committee.

f) **Website** - Sandy Mass reported that they are adding new features to the website. One of those is a business directory so local businesses could put in their information and maybe add coupons. Also a more functional calendar. They are also doing more functional surveys. A homeowner asked if the surveys could be mailed to those, like herself, who don't use computers. The Community Manager suggested that homeowners call the management company and request a hard copy of the surveys be mailed to them.

g) **Roads** - Mike Becker said they were going to propose before the Board, in a future meeting, to have two street sweepings done per year whether they have slurry sealing or not. They are also going to propose that all of the storm drains are scoped and cleaned as necessary once a year prior to any flooding.

MEMBER COMMENTS

A homeowner asked if anyone had talked to Duncan about setting a time frame for the aerators to run. He said that sometimes the run till 8:30 or 9:00 at night. Bruce Thiel responded that they tell Duncan that at 6:00 PM, the close of business, DVCA would like to have them turned off. A homeowner asked if Duncan was working on the algae in the ponds. Amy Puzzo responded that they had just sprayed.

NEXT MEETING /ADJOURNMENT

The next meeting will be September 6, 2017 at 6:00 PM, this will be a combined Townhall and Board of Directors Meeting.

MOTION: Bruce Thiel made a motion to adjourn the meeting, Gene Cowles seconded. All in favor. The motion passed unanimously. There being no further business to come before the Board, the meeting was adjourned at 7:55 PM

Respectfully submitted by:
Valley Realty and Management

Mike Trudell,
Supervising Community Manager

Secretary,
Dayton Valley Board of Directors