FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

August 26, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV 89403

OPEN SESSION BOARD OF DIRECTORS MEETING AGENDA

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Background

Good evening and welcome to the Dayton Valley Board of Directors meeting. Today is Wednesday August 26, 2026. With majority of the Board present we will now call the meeting to order. The time is ____p.m.

My name is Carla Cole, Board President, other Board members present this evening are:

Craig Robinson - Vice President

Evelyn Allred - Secretary

Brenda Thomas - Treasurer

Doug Kreie - Director

David Perlman - Director

Dennis Drury - Director

Also, with us is:

Tiffany D'Aquila - Regional Director - FirstService Residential

Jose Ayala - Community Manager, FirstService Residential

For your knowledge, this portion of our meeting is being recorded in compliance with NRS 116. For those of us in person please silence all mobile phones at this time.

As is now customary with Board of Directors meetings, we will conduct two open forums. Speaking during the forums will be limited to a maximum of three minutes per speaker. Please when taking the floor to speak, come to the front of the isle, then state your name and address, for the record.

The first open forum will be related to agenda items **ONLY**. All discussion points during the first open forum, must be germane to the agenda item being discussed. We kindly ask attendees to remember that this is a meeting of the Board of Directors and in as much, following this initial forum no additional questions, comments or interjections will be permitted as the Board conducts its regular business.

Our second open forum, which takes place as the second to last agenda item, will be open toward any relative community issues or concerns expressed by members in attendance. Once again due to time constraints speaking will be limited during these forums to a maximum of three minutes per person. When taking the floor to speak, please come to the front of the floor, state your name and address for the record.

The Board of Directors reminds everyone in attendance that offensive, disruptive, dangerous, or intimidating behavior or commentary during the open forums or the meeting at large will not be tolerated. We encourage thoughtful, courteous, and respectful participation in this meeting and in all of the democratic processes of the Association.

Thank you for your attendance and participation. Your engagement is invaluable to the future of our community.

II. PLEDGE OF ALLEGIANCE

III. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

Background

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

Background

In accordance with NRS 116.31083, this portion of the meeting is devoted to unit owners' comments and discussion of those items listed on the agenda only. Residents are permitted to speak to the Board of Directors during open forum but are asked to limit their concerns to 3 minutes. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

V. APPROVAL OF MINUTES

▶ **Action Required:** **Review/Motion**

Background

Enclosed, please find the minutes from the July 22, 2026 Board of Directors Meeting for review and approval.

Supporting Documents

DVCA BOD Minutes DRAFT - 07.22.26.pdf 6

VI. FINANCIALS

▶ **Action Required:** **Review Only**

A. MAY 2026 FINANCIALS

▶ **Action Required:** **Review Only**

Proposed Resolution

Enclosed, please find the Financial Report for period ending **June 30, 2026.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$268,420.64
Cash in Reserve Accounts	$2,345,406.90
Assessment Delinquencies	$6,948.68
Fine Delinquencies	$48,440.00
Misc. Homeowner Delinquency	$5,468.25

# of Accounts in Collections & Status	7

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$14,334 **under** budget for the **month**
Expenses (over)/under budget year to date	$48,510 **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.

Supporting Documents

DVCAFIN0626 - CONDENSED FINANCIALS.pdf 12

VII. REPORTS

▶ **Action Required:** **Review Only**

A. MANAGEMENT REPORT

Background

Since the last Board Meeting there have been 79 calls to the care center with most centered towards general Association and account balance information, and 21 new violations issued.

Supporting Documents

Monthly Activity Report (11).pdf 23

B. PRESIDENT'S REPORT

Background

Carla Cole to provide oral report, if any.

C. ARCHITECTURAL COMMITTEE

Background

Report provided from the committee is attached to be read aloud.

Supporting Documents

ARC Committee Report - August.pdf 25

D. BUDGET COMMITTEE

Background

Budget Committee report will be reported out loud.

Supporting Documents

Budget Committe Report for August 2026 1.pdf 27

E. COMMUNICATIONS COMMITTEE

Background

No Communications Committee Reports for August.

F. GATES & MONITORING COMMITTEE

Background

Report provided from the committee is attached, to be read aloud.

G. INFRASTRUCTURE COMMITTEE

Background

None at this time.

H. LANDSCAPE COMMITTEE

Background

Landscape Committee report to be read out loud.

I. RULES & REGULATIONS COMMITTEE

Background

Rules and Regulation Report to be read out loud.

Supporting Documents

RR Committee Report - August.pdf 29

VIII. UNFINISHED BUSINESS

A. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

The Infrastructure Committee is currently evaluating the street lighting for Bayhill and Augusta Court and has been working closely with Minden Electric and NV Energy to assess available options.

Should the Committee ultimately recommend removing the existing poles and installing new ones, we would like clarification as to whether such an action would be permissible under NRS. Dennis identified two potentially applicable sections: **NRS 116.3112 – Conveyance or Encumbrance of Common Elements** and **NRS 116.3113 – Insurance: General Requirements**.

Pending response

▶ **Action Required:** **Review/Motion**

Attachments

RE_ Draft June 18 Infrastructure Committee Meeting.pdf 31

B. 957 LAKEVIEW - PROPERTY MAINTENANCE

Background

Board of Directors to consider acceptance of 957 Lakeview Dr parcel.

▶ **Action Required:** **Review Only**

C. ELECTRONIC VOTING - UPDATE

Background

Management to explore additional options for voting.

▶ **Action Required:** **Review/Motion**

IX. NEW BUSINESS

X. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, SEPTEMBER 23, 2026 - NEXT BOARD MEETING

Background

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, September 23, 2026 at 5:00 pm.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Background

In accordance with NRS 116.31083, this portion of the meeting is devoted to unit owners' comments and discussion of those items. Residents are permitted to speak to the Board of Directors during open forum but are asked to limit their concerns to 3 minutes. Except in emergencies, no action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

XII. ADJOURNMENT

► **Action Required:** **Review/Motion**

Proposed Resolution

To adjourn the meeting.

Each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes of the meeting in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter no later than thirty (30) days after the meeting.

The Board may take action on any item listed on this agenda.