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DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

Dayton Valley Golf Clubhouse
June 24 2026 – 5:00 PM

FirstService
RESIDENTIAL

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FirstService RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Board of Director's Meeting

June 24, 2026 5:00 PM
Dayton Valley Golf Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present
Brenda Thomas - Treasurer
Evelyn Allred - Secretary
Dennis Drury - Director
Carla Cole - President
Craig Robinson - Vice President
David Perlman - Director

Directors Absent
Alvin Kreie - Director

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

The Board Meeting was called to order at 5:01 PM by Carla Cole.

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

No homeowner comments at this time.

V. APPROVAL OF MINUTES

Resolved

The Board of Directors moved to approve the Board Meeting minutes from May 27, 2026.

Motion: Carla Cole
Second: David Perlman

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

VI. FINANCIALS

A. APRIL 2026 FINANCIALS

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Resolved

The Board moved to accept the Financial Report for period ending **April 30, 2026 as presented.**

Treasurer's Report below:

BALANCE SHEET:

Cash in Operating Accounts	$278,384.99
Cash in Reserve Accounts	$2,283,768.10
Assessment Delinquencies	$26,677.19
Fine Delinquencies	$44,940.00
Misc. Homeowner Delinquency	$6,999.65
# of Accounts in Collections & Status	10

INCOME AND EXPENSE STATEMENT

Expenses (over)/under budget month	$6,852 **under** budget for the **month**
Expenses (over)/under budget year to date	$39,820 **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.

B. CASH MANAGEMENT RECOMMENDATION - TREASURY BONDS

Background

After Board review current money market investments are in a good position and is not interested in purchasing treasury bonds.

C. 2025 AUDIT

Background

The Board moved to approve the 2025 Drafted Audit as presented by Bainbridge, Little, & Co.

Motion: Carla Cole
Second: Dennis Drury

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

VII. REPORTS

A. MANAGEMENT REPORT

Since the last Board Meeting there have been 56 calls to the care center with most centered towards general Association and account balance information, and 31 new violations issued.

B. PRESIDENT'S REPORT

No report to present. The Board did remind owners to pick after dog waste, homeowners are using the small bags and leaving on the grass.

C. ARCHITECTURAL COMMITTEE

Board Liaison announced that 2 applications have been received and pending.

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D. BUDGET COMMITTEE

The Budget Committee is scheduled to meet in July.

E. COMMUNICATIONS COMMITTEE

Resolved

The Communication Committee is scheduled to meet in July. Also to discuss more way to engage readership.

F. GATES & MONITORING COMMITTEE

Committee Liaison announced that gates are functioning as normal, Bayhill hours have changed to match the Palmer Gate

G. INFRASTRUCTURE COMMITTEE

The committee did meet to discuss lights on property that are in need of replacement as well as determining which may be maintained by NV Energy or removing.

H. LANDSCAPE COMMITTEE

Committee announced that the median on Palmer is being worked on and maintained by landscape team. The area simply needs water and it is being adjusted to ensure water is provided to the area.In discussion with landscape team to discuss lights in entry area for decretive purpose and tampering of water valves.

I. RULES & REGULATIONS COMMITTEE

Committee is scheduled to meet mid-July.

VIII. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS/UPGRADES

Resolved

The Board had the Infrastructure Committee looking into additional options for proposals.

Committee Board Liaison to provide an update.

IX. NEW BUSINESS

A. LEGAL ENGAGEMENT FOR STREET LIGHTING

Background

Association is pending a response from legal to provide an update on Street lighting statue.

B. RESERVE STUDY UPDATE - PROPOSAL

Background

The Board moved to approve Better Reserves Consultants in the amount of $1,500 to conduct the reserve study.

Motion: Carla Cole
Second: Dennis Drury

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

C. ALLEGED VIOLATION

Background

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Homeowner submitted allegations of violation with respect to notices and agendas, the Board thoroughly reviewed.

X. SCHEDULING OF NEXT BOARD MEETING

A. WEDNESDAY, JULY 22, 2026 - NEXT BOARD MEETING

Resolved

In accordance with NRS 116, the next board of director meeting is scheduled for Wednesday, July 22, 2026 at 5:00 pm.

XI. HOMEOWNER OPEN FORUM – ALL ITEMS

Homeowners had comment on Golf Course maintenance, receiving newsletters, and commending the management company.

XII. ADJOURNMENT

Resolved

The Board of Directors moved to adjourn the meeting at 5:36 PM.

Motion: Dennis Drury
Second: Evelyn Allred

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



10/30/2026

APPROVED **DATE**