Dayton Valley Community Association

Board of Directors Meeting
Wednesday, February 10, 2016 at 6:00pm
Located at the Dayton Valley Golf Club
in the "Banquet Room"
101 Palmer Drive, Dayton, NV 89403

I. CALL TO ORDER

The Board Meeting of Dayton Valley Community Association was called to order by President, Mr. Eddie Hult at 6:00 PM. The meeting was held at the Dayton Valley Golf Club, Dayton, Nevada.

II. ROLL CALL

Board Members present were Mr. Eddie Hult, Mr. Steve Markoe, Ms. Dianne Lucius, Mr. John Loveless, Mr. Kim Staley, Mr. Bruce Thiel and Mr. Robert Grant. A quorum was established.

There were 21 Homeowners present.

Incline Property Management was represented by Ms. Julianne Ferrari and Mr. Adam Torrero.
The pledge of allegiance was recited.

III. MEMBERS FORUM

There were no comments at this time.

IV. MINUTES OF LAST MEETING

Approve December 9, 2015 Meeting Minutes

A motion was made to waive the reading of and approve the minutes of the December 9, 2015 Board Meeting Minutes as presented.

Motion: Ms. Lucius
Second: Mr. Grant
In favor: All
Motion carried unanimously as Resolution #2016-01

V. FINANCIAL REVIEW

Accept November 30, 2015 Financials.

The Association had $82,332.21 in cash in its operating account and $2,218,823.70 in its reserve account. It had total accounts receivable of $48,111.42 and total assets of $2,324,047.16. $6,965.81 was accrued interest income.

It had total liabilities of $25,399.93 comprised of $4,508.59 in accounts payable, $2,044.00 in income taxes payable and $18,847.34 in prepaid dues.

The Association had $2,298,647.23 in its equity accounts, with total liabilities and equity of $2,324,047.16.

YEAR TO DATE BUDGET VARIANCE: Year to date Maintenance expenses were $45,134.15 resulting in $6,334.15 over budget primarily due to entrance gate, fence/wall maintenance, road maintenance, pest & weed control expenses. Office and administration expenses totaled $134,472.14 resulting in $4,790.86 under budget primarily due to management & bookkeeping, office supplies, legal, tax preparation/review, license & permit. Utilities expenses totaled $33,394.20 resulting in $361.20 over budget primarily due to electric expenses.

A motion was made to accept the November 30, 2015 financials as presented

Motion: Mr. Grant
Second: Mr. Thiel
In favor: All
Motion carried unanimously as Resolution #2016-02

VI. MANAGEMENT REPORT

Discuss New DVCA Software Implemented January 2016

Ms. Ashley Silva of Incline Property Management explained to the Board the new software which was introduced and implemented January 2016. The new software is Village Management Software (VMS) and was specifically developed for HOA Management. She went on to explain that with the new software Homeowners received a coupon book in January and they now send their payments to a lockbox. Homeowners also have the option to pay online. Homeowners will be able to view their account online and track their payments. She also stated that the Board members can now approve invoices online for quicker payment to vendors. Board members will also have online access to important HOA information. Mr. Markoe clarified that it is only the operating account that has been transferred over to Mutual of Omaha. Mr. Grant asked for clarification on Mutual of Omaha's position with VMS. Ms. Silva stated that Mutual of Omaha Bank has partnered with VMS to make HOA assessments more efficient and gives the Homeowners better payment options with real time access to their accounts. Management gets a report of all transactions from the Bank every morning. Mr. Loveless asked about the website feature of the software. Ms. Silva explained that VMS offers a private website, which is different from the public website the Association has presently. It is a more intimate website through VMS which the Board can choose to feature any information for Homeowners to access. She stated that the website is not hosted but offered with the software. She emphasized that there are three (3) points of backup off site. After much discussion Ms. Silva encouraged all Board members to contact Management with any questions or suggestions.

VII. OLD BUSINESS

Discuss Present Status of Old Clubhouse

Mr. Staley presented that he has had meetings with Mr. Duncan regarding the use and or sale of the club house. Mr. Duncan expressed his personal interest in using the club house if the economy improves. Mr. Staley discussed his research on the club house and stated that there was about $40,000.00 in repair and maintenance work to be done on the club house. Mr. Hult briefed the Board on original placement and purpose of club house structure.

Discuss &Approve R&R Committee Policy

Mr. Markoe stated that several items needed to be addressed. The first being sending notices on staining of the fences and the degree of color of stain. He asked the Board to assist in coming up with a standard. Mr. Hult recommended that the Architectural review committee should handle the fence issue. Mr. Hult then referred the conversation to Mr. Messineo who a member of the Architectural Review Committee. Mr. Messineo stated that there is currently a standard on what types of stains are allowed. After much discussion Mr. Hult stated that he would like the Architectural committee to meet to go over the fence staining issue. Mr. Loveless stated that the letters given out to the Homeowners are very subjective and that he would like to see a set of guidelines pertaining to the degree in which a fence needs to be stained.
The second item Mr. Markoe presented was 'brown spots' on lawns. Mr. Markoe questioned that if the Board should really send courtesy letters.. After some conversation amongst the Board the topic was tabled. Mr. Markoe then presented other issues regarding citations such as oil in driveways, over grown trees & shrubs. Mr. Loveless stated that at current, there have been no letters going out regarding 'oil stains'. Management stated that the overgrown trees that are hanging in the streets are Homeowner responsibility. Mr. Loveless stated that he is unaware of any notation in the CC&Rs unless it interferes with visibility or safety. Mr. Messineo stated that in the past there have been complaints from the school district that the bus affected by these overgrown trees. Mr. Markoe asked for clarification on parking issues. Mr. Loveless stated that the Rules and Regulations committee has been tagging vehicles that are not in compliance. Mr. Loveless went on to state that the parking issue was improving.

VIII. NEW BUSINESS

DVCA Amenity Improvement Plan for 2016

Mr. Hult stated that the Amenity Improvement Plan is using the information gathered from the Homeowner survey to evaluated what Homeowners would like as in improvements and amenities in the community. As more information was needed, the topic was tabled.

Discuss/Approve DVCA Three Year Operating Plan

Mr. Hult presented a plan to the Board. This plan was provided to measure progress and projects that the Board will undertake over the next three years and their respective price impacts. Bruce Thiel volunteered to be on this committee. Mr. Hult appointed him head of this committee. Mr. Staley also volunteered to be on this committee.

A motion was made to form a committee to oversee the DVCA three year operating plan:

Motion: Dianne Lucius
Second: Kim Staley
In Favor: All

Motion carried unanimously as Resolution #2016-03

-A Homeowner voiced concern regarding the validity of the survey sent out to the Homeowners.

Discuss/Approve New Holiday Decoration Guidelines for the Rules & Regulations

Mr. Markoe stated that he would like to define the deadline for Homeowners to remove the holiday decorations, to thirty (30) days after the holiday. Management stated that this rule needs

to be defined in the Rules and Regulations and a copy of the new rules sent out to all Homeowners.

A motion was made to define removal of holiday lights and decorations time frames as thirty (30) after the holiday, in the Associations rules & regulations.

Motion: Steve Markoe
Second: Robert Grant
In Favor: 4
Opposed: John Loveless and Dianne Lucius

Discuss Vehicles Speeding in the Community

Ms. Lucius cited an instance where a vehicle was witnessed speeding in the community. Mr. Grant provided insight as to Lyon County not monitoring the area because they are private roads belonging to Dayton Valley Homeowners Association.

Discuss Ownership and Responsibility to Maintain Sidewalks in DVCA

Mr. Hult presented for the record the issue of a complaint to the Board where a piece of concrete was raised and an individual was injured. Mr. Hult stated that the findings from legal and the Association's insurance company were that the Association was not responsible.

Discuss/Approve Common Area Improvements & Maintenance for spring 2016

Mr. Hult stated his conversation with Greg Peitzmeier of Silverado Homes and declarant of Legado Homeowner Association concerning landscaping of common areas in both DVCA and Legado HOA. The landscaping along Dayton Valley road and on Palmer by the clubhouse is all a part of the Declarant common area and the responsibility of Legado HOA.
Motion to form a landscape committee was made:

Motion: Bruce Thiel
Second: Robert Grant
In Favor: 6
Opposed: John Loveless

Discuss/Approve DVCA Website Contract

Management presented the current contract with Activator Studios and their scope of work and presented current offerings from Activator Studios and compared to Village Management Services website. Mr. Grant voiced his view of current services from Activator Studios and how he does not feel it is worth the cost. There was discussion of reviewing the presented contract from Activator Studios after the launch of Village Management Services and its abilities to provide the same product. After some discussion, the Board decided to keep Activator Studios month to month.

IX. ASSOCIATION COMMITTEE REPORTS

Social & Recreation Committee:

Mrs. Wingard stated meetings and plans for future events. Mr. Hult commented on the success of the Chili event.

Architectural Committee:

Mr. Hult stated that many Homeowners have submitted architectural requests. Management stated there were many fences damaged by the last storm.

Rules & Regulations Committee:

Mr. Loveless stated that they are currently working on parking violations and will begin looking for holiday lights.

Roads & Gates Committee:

Mr. Loveless stated the last couple of months there had been repairs and service to the Palmer gate. Mr. Grant commented on the survey question about leaving gates open for longer time frames. Mr. Grant stated that the number of cycles being put on the gates increases its need for maintenance. Mr. Messineo stated the Bayhill gate has been down and that no cost has been occurred to the HOA due to all repairs being under warranty. Mr. Messineo stated that one of the main issues with the Palmer gate is the size, the length and wind effects. Mr. Messineo explained that Tholl fence install a switch inside the gate house so that the gate can be operated from inside the guard shack. After much discussion the Board decided to keep the cycle that is currently being used (6am-6pm).

DGM/DVCA Workshop Committee:

Mr. Thiel spoke with with Duncan Management about plans and amenities for future implementation such as a pool and outside food services.

X. MEMBERS FORUM-

A Homeowner was interested in knowing if the welcome committee was still sending out baskets to new homeowners. Ms. Lucius stated yes.
A Homeowner asked about emails regarding events in the community to be used by the Village Management Software. Management explained that in order for the software to be fully effective, the Homeowners must provide current and accurate email addresses.
A Homeowner voiced concern about the newsletter being sent out in time for Homeowners to be noticed for events.
A Homeowner commented on the previous survey. This Homeowner wanted to know what area of the development provided the most responses. Management stated that the Homeowner responses were not recorded by location. The Homeowner stated that Owners deeper in the community may not be as concerned with monitoring of the HOA as the owners who live closer to the entrances.

XI. NEXT BOARD MEETING DATE

The next Board Meeting is scheduled for Wednesday, April 27 directly following the Annual Meeting which is scheduled for 6:00pm at the Dayton Valley Golf Club.

XII. ADJOURNMENT

A motion to adjourn was made, seconded and carried to adjourn at 8:12PM.

Respectfully Submitted:

Management	Date

Approved:

Association	27/APR/2016 Date