ATTENDEES

- Carla Cole, BOD president
- Dennis Drury, BOD Vice-president
- Sandy Mass, BOD, Treasurer, Secretary
- Ron McRae, BOD, Committee Liaison
- Russ Olmo, Homeowner
- Lynda Marz, Homeowner
- Chris Hansen, Homeowner
- Mitch Feather, Homeowner
- Jaimee Yoshizawa, RED LTD
- Mike Evans, Silverado

CALL TO ORDER – MEETING WITH THE RED, LTD

Carla: This is a workshop. We will not be making any decisions during this meeting.

LIASON REPORT

1. We want to thank the Jaimee Yoshizawa for taking the time to meet with our committee.
2. Most of the issues were created by Lakemont when they created the Legado HOA community, and Airpark's Armstrong Ct, with primary access off Palmer Dr.
3. The issues stem from where Legado, Airpark and DVCA community boundaries (and access) start and stop.
4. It is our hope that new agreements replace all prior agreements.
5. DVCA will use the funds collected to complete the neighborhood infrastructure as was originally planned by the developer when Legado was built in 2005.
6. We want to talk about gate access, road fees and landscaping fees while also addressing essential recorded agreements that can be better defined.

OLD BUSINESS

1. None

NEW BUSINESS - DVCA

NOTE BY SANDY: these are notes taken during meeting conversations and skip between individuals. Cleaned up spelling, and identified speakers on 11/9/2024

Jaimee: Jaimee's plans coincided with Lyon Master plan and as result had to be redone to match new requirements.

Russ: as a board we have not met our duty to promote property values, which is primarily driven by initial visit. The exception was during pandemic with low interest rates.

Concerned with some issues – junipers/dead trees.

We need to ramp up at visual appeal at Palmer. Median is not attractive.

Need a gate at backend of lakeview when lakeview goes thru to Lakes.

Conversation by all: Kicking around facilities fee; new home; RED is small E of homes paid n escrow by title holder at time. Into restricted facilities fund used to perform the improvements. Cannot be used for operating expenses. And 2.5% per year increase. Impact that first visit has. We can provide plans for the improvements so can be used during the sales process by RED and Silverado.

Common areas seen trees bushes drive.

Jaimee: Jaimee wants a budget to be written up so she can justify it.

Can be implemented easily; has attorney to draft. Can be @ recording of final map or sealing?

Landscape and road maintenance – put together with budget with capped fees and show her the amounts.

Was originally designed to use Palmer.

Rather than look back just go forward and look at budget going forward.

Advice is to keep everything as simple as possible.

Clauses to supersede any previous agreements are null and void.

In no rush – 3 months works for her.

Letter state specifically the entitle efforts are met, that we don’t have any exceptions/issues before.

Efforts going forward.

PUD handbook is complicated, with their property, DVCA, Legado, Silverado!

Was called the ‘lakes’ is the section that is the other half of our community. They never cleaned up the underlying zonings that need to be cleaned up that is administrative. Current doing that.

Second ask /submittal is final buildings.

Parceling off the commercial on Parcel map. (makes it easier to build??)

On the DRAB beginning of August.

PUD handbook is posted on Lyon County. Not changing the overall density of the PUD. Have land use plan with minimum density based on density. Will have bubbles with defined densities.

Jaimee; % of common maintenance; can it vary based upon usage….? Mike is amenable, so is Jaimee.

Moore easement to go thru or roundabout. Easement is for the developer to build. They could build thoroughfare but since we all want to be gated, put together.

SEE ACTION ITEMS AT END OF DOCUMENT based on discussion of committee members after Jaimee and Mike left.

Questions to discuss with Jaimee during meeting: What works best for Jaimee?

What is the fee, per lot, that is acceptable to fund our infrastructure improvements?

1. What is the compounded annual increase to the “One-Time Fee"?
2. When should the fees be paid by the builder?
3. How will the one-time fee be enforced?

4. Will RED commit to using Palmer for access to the “old casino footprint” (aka “Senior Homes”) if we can come to a mutually benefitting agreement? This would add 129 homes to Palmer.
   a. Is RED agreeable to a “Palmer Dr. annual road maintenance fee” be paid by RED homeowners?
   b. Is RED agreeable to a “Palmer Dr. annual landscaping maintenance fee” be paid by RED homeowners?
5. How will the “Palmer Dr Annual Maintenance Fee” and the “Landscaping annual maintenance fee” be enforced?
   a. Deed restriction.
6. How should DVCA handle gate access in the interim between the homes built and enough funds received to install new gates?
7. Will RED complete Moore Ave in accordance with Lyon County Recorded document #379117 which states “*Temporary turn-around easement to be extinguished upon future development which provides alternate turn-around or through access*”
8. Will RED ensure that the Moore Ave turnaround has direct access to the cart path?
9. Can Jaimee Yoshizawa at The RED, Ltd use her civil engineering skills to create engineering drawings for DVCA’s four (4) gates (and a road) at no cost to us beyond hard costs?
10. Will RED guarantee DVCA access to all parks, trails, and cart paths?
11. Will RED guarantee that no heavy machinery or heavy trucks will use Palmer Dr?

ACTION ITEMS

NEW BUSINESS – THE RED, LTD

1. Will the BOD author a letter recommending the Legacy 49 project (in general) and the entitlement changes (specifically) on official letterhead for presentation to the Dayton Regional Advisory Board, The Dayton Planning Commission, and the Lyon County Commissioners.
2. Can a committee member be present at these official meetings to present the letter?
3. Can the board or committee attend, and promote, a final open house hosted by Jaimee at the Dayton Valley Country Club on August 21st, 2024?

NEW BUSINESS – NEXT STEPS

1. DVCA - DVCA Community Outreach Committee will prepare a report to present to the board at their next board meeting on 7/24/2024. To be completed by Sandy Mass.
2. DVCA – report back to RED results of DVCA board meeting by 7/28/2024.
3. RED – What are your next steps: