FirstService
RESIDENTIAL

DAYTON VALLEY COMMUNITY ASSOCIATION

Dayton Valley Board of Directors

October 12, 2022 5:00 PM
Dayton Valley Golf Course Clubhouse
101 Palmer Avenue
Dayton, NV 89403

MINUTES

Directors Present
Steven Gallisdorfer - Vice President
Katherine Mitchell - Treasurer
James Kepler - Director
Dennis Drury - Director
Carla Cole - Secretary
Leandra Carr - President

Directors Absent
Clinton Hall - Director

Additional Attendees
Mikkenzy Lipkowitz and Cyndi Fehler-FirstService Residential and 30 homeonwers.

I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Resolved

Discussion relating to including a board member in any communications regarding HOA business. Leandra Carr will remain as first point of contact, with Katie Mitchell as the second.

II. PLEDGE OF ALLEGIANCE

III. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

IV. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

Dayton Valley Fire Chief joined the meeting to inform the Association that the nearest fire station has been closed. It was previously staffed by volunteers. He noted that without this station, the response time for calls is now 17 minutes. He urged homeowners to vote Yes on question one on election day to convert the station to career (paid) firefighters.

Doug Kreie-144 Sawgrass Lane does not believe homeowners should have to pay a $35 fee for architectural applications.

Louise Monday -276 Cruden Bay Dr. inquired about the progress of the repairs to the block wall that was damaged in a traffic collision.

V. APPROVAL OF MINUTES

Resolved

The minutes of the August 24, 2022 Board of Directors meeting were approved with corrections.

VI. FINANCIALS

A. CHECK SIGNERS

Resolved

Signatories for bank accounts were confirmed as Steve Gallisdorfer, Katie Mitchell, and Carla Cole.

B. START-UP FUNDS

Resolved

This item should have been titled "Investment Analysis"

A complimentary analysis of Dayton Valley Community Association's current investments was performed by FirstService Financial, a subsidiary of FirstService Residential. Materials depicting recommendations were provided along with the background of the services offered by FFI. As the board has not had time to review these materials, they elected to table the matter.

Motion: Katherine Mitchell
Second: Carla Cole

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

VII. REPORTS

A. MANAGEMENT REPORT

Management presented an update-to-date report that indicates that our call center received 485 calls between August 25 and October 12, 2022. 101 violation letters have been sent during that time period.

Homeowners were updated on the status of the block wall repair.

After several delays due to incomplete information obtained by management, statements should be in the mail within the next few days. Insurance assessments for the Gallery shared wall insurance will be included on the same quarterly statement, and residents will not have to send separate checks.

A list of street lights in need of repairs has been forwarded to NVEnergy.

B. BOARD PRESIDENT REPORT

C. LANDSCAPE

Resolved

Wate been/will be addressed. New timers have been installed on St he retention area. Tree overgrowth is a concern and will be ad

D. ARC

Resolv

There a s to be addressed on Champions and Stonehaven.

E. ROAD

F. BUDGE

Resolved

The budget will be ready for board review before the October 26, 2022 meeting.

Roads report is under ARC

G. SOCIAL REPORT

Resolved

Carla reported that there is a community group currently planning events that might make the social committee redundant.

H. GATE REPORT

Resolved

An update on the damage to the Bayhill gate, which is currently operational. The result of the survey regarding keeping the gates open during heavily traveled times ill be available for the meeting on October 26.

I. RULES AND REGULATIONS

Resolved

Parking signage was installed in the community and cars have been tagged for parking in streets overnight. Overnight street parking has been a very large probelm.

VIII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING, IF ANY

Resolved

The irrigation timer mentioned in the landscape report was replaced. The total cost was below the $1000 limit permitted by the board president to be approved.

IX. LEGAL UPDATES

- **Action Required: Review Only**

X. UNFINISHED BUSINESS

A. STREET LIGHT REPAIRS UPDATE

Resolved

Street lights have been cataloged and needed repairs sent to NV Energy. There has been on estimated repair date provided.

XI. NEW BUSINESS

A. ADOPT DAYTON VALLEY COMMUNITY ASSOCIATION 2022 RESERVE STUDY

Resolved

The DVCA 2022 Reserve Study was adopted.

Motion: Carla Cole
Second: Katherine Mitchell

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

B. GATE REPAIR PROPOSALS

Resolved

The proposal from NV Security and Data to repair the lightning damage at the Bayhill gate was approved.

Motion: Steven Gallisdorfer
Second: Dennis Drury

AYEs: Dennis Drury, Steven Gallisdorfer, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: James Kepler

▶ *Resolved*
The motion passed

C. DIGITAL RECORDS & EMAIL MIGRATION PROPOSAL

Resolved

The board elected to table this matter to the October 26, 2022 meeting.

Motion: Katherine Mitchell
Second: Dennis Drury
AYEs: Dennis Drury, Steven Gallisdorfer, Katherine Mitchell, Carla Cole, Leandra Carr
NAYs: None
Abstained: James Kepler

▶ *Resolved*
The motion passed

D. DISSOLVE NEWSLETTER & WEBSITE COMMITTEE

Resolved

The board elected to table this matter to the October 26, 2022 meeting.

E. ADOPT BUDGET COMMITTEE CHARTER

Motion: Katherine Mitchell
Second: Dennis Drury

▷ *Resolved*
The motion passed unanimously

F. ADOPT INFRASTRUCTURE COMMITTEE CHARTER

Resolved

Charter was approved.

Motion: Katherine Mitchell
Second: Dennis Drury

▷ *Resolved*
The motion passed unanimously

G. RETENTION AREA GATE MODIFICATION

Resolved

Proposal was approved.

Motion: Steven Gallisdorfer
Second: Katherine Mitchell

▷ *Resolved*
The motion passed unanimously

H. CODE OF CONDUCT

Resolved

The matter was tabled to the October 26, 2022 meeting.

I. SINGLE POINT OF CONTACT

Resolved

The matter was tabled to October 26, 2022.

XII. SCHEDULING OF NEXT BOARD MEETING

Resolved

In accordance with NRS 116.31083 the next Board of Directors meeting is scheduled for October 26, 2022.

XIII. HOMEOWNER OPEN FORUM – ALL ITEMS

Earlene JACHIMOWICZ 244 Cruden Bay-Earlene stated that she is not happy with the actions of the board and that people have walked out of the meeting. Having the attorney present is very costly and it isn't logical to have to be approved to volunteer for a committee.

Teddy Bader0284 La Costa- Shared that her neighbor, who is a renter, never received notification of the change in management companies.

Sandy Mass 285 La Costa- Suggested that we include more detail in the agenda, and when updating, give them a version number. She also stated that the management contract is different than the one the board voted on. Gayle Kern reviewed her changes and the reasoning behind them.

Mark Jachimowicz 244 Cruden Bay - Suggested that the board should have their discussion before the meeting so they wouldn't be so long. Gayle explained that under NRS it is not permitted.

David Ridinger 929 Lakeview - Suggested the speed detecting signs from NDOT to help with excessive speed in the area. Expressed frustration over neighbor's vehicles.

XIV. ADJOURNMENT

Carla M Cole — 7-24-23

APPROVED **DATE**