

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 26, 2020

Board Members Present: Larry Crapo, Jaime Aranda, Pamala Ganger, John Grecu and Tania Williams.

Others Present: Holly Bullock, EBMC Community Manager

Homeowners Present: Four owners

Upon notice duly given in accordance with NRS116, the Board of Directors Meeting of the Galena Country Estates Homeowners Association held their Board of Directors Meeting via Go To Meeting.

CALL MEETING TO ORDER – ROLL CALL – ESTABLISHMENT OF A QUORUM

President Larry Crapo called the meeting to order at 6:03 p.m. Three Directors were present and a quorum was established. Jaime joined the meeting at 6:11 and Pamala Ganger joined at 6:12 p.m.

MEMBER'S FORUM (*agenda items only in accordance with NRS 116*)

An owner commented on the status for the survey for the issue of chickens and offered to assist with gathering email addresses for this issue.

APPROVAL OF MINUTES

April 28, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** John Grecu moved to approve the April 28, 2020 Board meeting minutes as presented. Tania Williams seconded the motion. Motion carried unanimously.

REPORTS

Community Manager's Report

Holly Bullock noted the matters handled since the last meeting.

FINANCIALS: *Per NRS 116.3108 Section 7: the executive board shall review a current year-to-date financial statement of the association, a current year-to-date schedule of revenues and expenses, a current reconciliation of the operating and reserve accounts, the latest account statements prepared by the financial institutions in which the accounts of the association are maintained; and the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party.*

FINANCIALS

Review and Acceptance of Financial Reports – March 2020

Pamala commented on the reports. **Motion:** Pamala Ganger moved to approve the unaudited financials as presented. Larry Crapo seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

Park Update

Discussion was held regarding signing the amendment. Holly reported that the attorney had not yet heard back from the County regarding the amendment and would be following up on this issue.

Insurance Renewal approval

The Board requested the proposal from Nevada Insurance Agency. Holly noted the agent indicated they would try to send their bid, but at the time of the meeting, it had not been received. Holly was requested to contact the agent. The Board will address the bids by email.

NEW BUSINESS

Accident Claim – April 30th

The Board reviewed the proposals obtained for the repairs to the common area landscape and wall. The proposals will be submitted to the adjuster for action to be taken.

CC&R – By-Law Amendment

Discussion was held regarding the returns to date for the amendments. Holly noted that returns have been coming in a few at a time but approximately 30 had been received. Holly indicated that some owners have not voted on both issues and she would be contacting them to ascertain their votes.

CC&R – By-Law Ballot Extension

Motion: Tania Williams moved to extend the ballot returns to the next Board meeting. John Grecu seconded and the motion carried.

Architectural Guidelines

Larry noted he had not contacted the Committee Members to set up a meeting for discussion but will do so in the next few weeks. Discussion was tabled to the next meeting.

Membership Survey - Chickens

The Board reviewed the information from Washoe County and the CC&R's pertaining to poultry restrictions. Information to be provided as part of the survey pending Owner Information Sheet with email consents being sent in. Larry Crapo noted they had heard a rooster over the weekend. Tania Williams indicated that the homes east of Galena Country Estates do have chickens.

ANNOUNCEMENTS/NEXT BOARD MEETING DATE

Holly asked the Board for feedback on re-scheduling the Community Garage Sale. Several dates were noted. **Motion:** Pamala Ganger moved to postpone discussion to the next meeting pending the State's direction on events. John Grecu seconded and the motion carried.

Next Meeting – June 23, 2020 – Location – tentative at EBMC Office pending COVID-19 restrictions on gatherings over 10.

MEMBER'S FORUM

An owner commented on the Association's sign at the entry noting the meeting was at 7:00. Discussion ensued noting the Budget Ratification was set for 7:00 p.m. and the agenda noted it would be following the Board Meeting beginning at 6:00 pm.

An owner commented on the CC&R's Section 1.24 regarding fire suppression measures, shrubs over 3' tall and up against homes. He commented that the Association should confer with local fire agencies on abatement measures rather than the Forestry Department. He commented on prior notices issued to his home regarding sage brush and trees in the yard.

There was no other business brought forth for discussion.

ADJOURNMENT

A motion from Larry Crapo and seconded by Pamala Ganger to stop the Board Meeting at 6:33 p.m. and to reconvene at 7:00 p.m. to Budget Ratification Meeting.

An Executive Session to discuss non-compliance issues, hearings and delinquency matters was conducted after to the Budget Ratification Meeting.

Submitted for Board review and approval.

Holly Bullock, Community Manager

APPROVED BY:

Board Secretary

A handwritten signature in black ink, appearing to be 'M. Bullock', written over a horizontal line. The signature is cursive and somewhat stylized.