

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE – TUESDAY, OCTOBER 27, 2020
AGENDA

Action may be taken on any item listed on this agenda & revisions to this agenda may be made up to the day of the meeting
Copies of the agenda are available through management, the association website, and will be available at the meeting.

TIME & DATE: 6:00 p.m. on Tuesday, October 27, 2020

LOCATION: Zoom Meeting - <https://zoom.us/j/97889122673?pwd=ZzdXZHRTQU4yamdnVVVrNWdwMFY4QT09>

Meeting ID: 978 8912 2673 - Passcode: 085589 - Or by phone at +16699006833,,97889122673#,,,,,0#,,085589# US (San Jose)
+12532158782,,97889122673#,,,,,0#,,085589# US (Tacoma)

- I. CALL MEETING TO ORDER – ROLL CALL**
- II. MEMBERS FORUM: (For Items on The Agenda)** *a period devoted to comments by unit owners and discussion of those comments. Comments may be limited to 3-minutes per person. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on an agenda as an item upon which action may be taken pursuant to [NRS116.3108](#)*
- III. APPROVAL OF MINUTES**
September 22, 2020 Board Meeting Minutes **Review/Motion**
- IV. REPORTS** **Discussion**
Manager’s Report
- V. FINANCIALS** **Review/Motion**
Review and acceptance of the August 2020 financials
- VI. UNFINISHED BUSINESS**
- A. Update on Park Amendment Revision. **Review/Motion**
 - B. Discussion/action regarding finalizing Architectural Guidelines for construction/renovations. **Review/Motion**
 - C. Discussion/update regarding CC&R and By-Law Amendment ballots. **Review/Motion**
 - D. Action to approve extending ballot returns to the next meeting. **Review/Motion**
 - E. Website update **Discussion**
- VII. NEW BUSINESS**
- A. Discussion/action regarding proposal for drip line replacement along Mt. Rose. **Review/Motion**
 - B. Newsletter input for winter newsletter to go with January 2021 billing statements. **Discussion**
- VIII. ANNOUNCEMENTS**
- IX. NEXT BOARD MEETING DATE**
Tuesday, January 2021 Board of Directors Meeting – Location to be determined pending meeting restrictions.
- X. MEMBER’S FORUM: (Open Forum)** *Open forum is a period devoted to all comments by unit owners and discussion of those comments. Comments limited to 3-minutes per person.*
- XI. ADJOURNMENT**
- XII. EXECUTIVE SESSION**
Executive Session will held immediately after the Board Meeting to discuss non-compliance issues, hearings, complaints, delinquencies and legal issues. Only Board Members are allowed to attend unless a hearing is scheduled for a specified homeowner.

The agenda of the meeting of the executive board must comply with the provisions of [NRS 116.3108](#). Unit’s owner have the right to: Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit’s owner upon request, in electronic format at no charge to the unit’s owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. Speak to the association or executive board, unless the executive board is meeting in executive session. Please address with management company.