

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
October 27, 2020

Board Members Present: Larry Crapo, Jaime Aranda, Pamala Ganger, John Grecu and
Board Members absent Tania Williams.
Others Present: Holly Bullock, EBMC Community Manager
Homeowners Present: None present

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 6:04 p.m. Four of the five Directors were present and a quorum was established.

MEMBER'S FORUM (*agenda items only in accordance with NRS 116*)
There were no owner comments made at the Member's Forum.

APPROVAL OF MINUTES

September 22, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** Larry Crapo moved to approve the September 22, 2020 Board meeting minutes as presented. Jaime Aranda seconded the motion. Motion carried unanimously.

REPORTS

Community Manager's Report

Holly Bullock reported on matters handled since the last meeting. Holly reported on theCCR &Bylaw count. John advised he needed help with gathering votes. Holl was given direction to send out letters to the owners to get their votes.

Holly also reported to the Board that she is leaving EBMC at the end of the year and would be working with Taylor Williams who will be taking over as Community Manager for EBMC.

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 –
The Board reviewed the financial reports for September 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 amendment that Kern's office has submitted to Washoe County. Holly reported that the attorney had received an email from the County regarding the amendment and Gayle indicated that she would follow up on the request. Holly will forward any updated to the board when received from Kern's office.

Architectural Guidelines

Larry Crapo noted that he had sent out the draft of the Guidelines. The Board made no changes.

Motion: Larry moved to approve the guidelines as written and to publish the guidelines to the members. Jaime Aranda seconded the motion. Motion carried unanimously. Holly will get the new guidelines posted to the website and mailed to the members with the next statement run.

CC&R – By-Law Amendment

Discussion was held.

Website Update

Discussion was held regarding the website. John noted there has been no action taken yet on updates to the website.

NEW BUSINESS

Irrigation Line – Mt. Rose

Jaime reported the irrigation line on Mt. Rose from Telluride up was completed and Mora Lawns started the drip line replacement from Telluride to Sundance this week Jaime reported this phase will run \$900.00 to replace the line. He reported the irrigation system will be winterized later in the fall when the temperatures begin to drop.

Newsletter

Holly presented a draft of the newsletter. The Board asked that a note be added to remind residents to vote on the CC&R and Bylaw amendment.

ANNOUNCEMENTS/NEXT BOARD MEETING DATE

Discussion was held regarding a Fall Garage Sale for the community and the board's consensus was to hold off on it this year and do a Spring 2021 Garage Sale.

Next Meeting – January 26, 2021 – Via Go To Meeting.

MEMBER'S FORUM

There were no comments brought forth for discussion.

The Board indicated they would get together on December 3rd for a holiday social. They also invited Holly Bullock to an event on December 10th.

ADJOURNMENT


There being no further discussion to be held, a motion was made by Larry Crapo, seconded by Jaime Aranda to adjourn at 6:31 p.m. and to reconvene in Executive Session.

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

Submitted for Board review and approval.

Holly Bullock, Community Manager

APPROVED BY:



~~Board Secretary~~ HOA PRESIDENT