

**GALENA COUNTRY ESATES HOMEOWNER'S ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
October 11<sup>th</sup>, 2022**

Board Members Present: Jaime Aranda (via Conference Call), Pamela Ganger, Cynthia Reed, Larry Crapo, John Greco

Board Members Absent: None

Others Present: Kevin Berg, Community Association Manager  
Richard Layton, Recording Secretary

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**I. CALL TO ORDER/ESTABLISHMENT OF QUORUM** – Meeting called to order and a quorum was established at 6:03PM

**II. MEMBERS FORUM –**

Homeowner (1): Concerned regarding trees/shrubs, etc blocking Stop Sign on Solitude Dr. Board will investigate and address.

Homeowner (2): Not pleased with EBMC as HOA management company. Recommends firing EBMC stating “incompetence” and feels they do not “do anything” for the Association. Board states that contracts with other management companies are in review and regularly reviewed when contracts end before re-signing.

**III. APPROVAL OF MINUTES** – Pamela Ganger motions to approve the 8-16-2022 Board of Directors Meeting minutes (with corrections as requested by Cynthia Reed). John Greco seconds. All in favor.

**IV. FINANCIALS** – Current Financials as presented by Pamela Ganger. Expenses are in line with projections. Pamela Ganger motions to accept financials as presented. Cynthia Reed seconds. All in favor.

**V. UNFINISHED BUSINESS –**

- a) Update on GCE vs The Reserve Mediation on July 14<sup>th</sup>; Documents Signed – Finalized with Attorney and notary
- b) Update on Petition to amend the CC&R's August 11<sup>th</sup>/September 20<sup>th</sup>; Continuance on 10-20-2022
- c) Fall Garage Sale October 15<sup>th</sup>, 2022, Additional Signage: Garage sale will take place 10-15-2022
- d) Firewise Educational Meeting Update: As presented by Cynthia Reed
- e) Sign revised April Minutes so can be posted: Addressed
- f) Porta Potty: After Board deliberation and general consensus from present homeowners – Cynthia Reed will acquire a proposal for the Board of Directors to review.

**VI. NEW BUSINESS –**

- a) Request proposals from Management companies. Start date of: Will set time to review next meeting
- b) Discuss Consequences is homeowners do not reduce brush in open areas and ditches: will be addressed within the scope of the Galena Country Estates Governing Documents as explained in Compliance and Association authority pertaining to lots and debris. The Board will not take any further or special actions outside of what is already defined.
- c) Review possible meeting dates for 2023 to book a meeting room: Venue and dates. November 8<sup>th</sup> Raley's Wedge pkwy. 2/7/2023 (tentative) will reschedule if needed.

d) Firewise Goal: Paint address # with reflective paint; Boy scouts, high school Club, etc – Scratch.

**VII. CORRESPONDENCE** – none

**VIII. NEXT BOARD MEETING DATE** – Tuesday November 8<sup>th</sup>, 2022 Raley's Wedge Pkwy

**IX. MEMBER'S FORUM** –

Homeowner 1: Concerned about Firewise authority overreach pertaining to items, vegetation on lots such as backyards. – Concern covered in New Business item B. Homeowner thanks the Board for consideration and operating within scope of the Governing Documents.

Homeowner 2: Food Community outreach such as potlucks and BBQ's. Would like to see events resume and requests Board support.

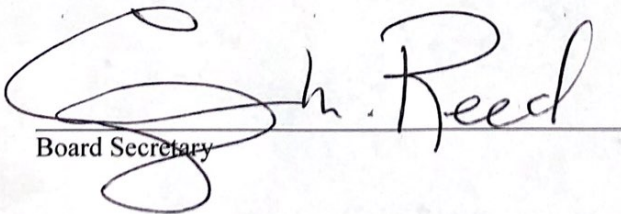
Homeowner 3: Food Community outreach, addresses the same desires as homeowner 2. Board previously supplied \$50. Believes this is not enough and states a request for more Board involvement in financial support. – Board will review options and make contact with Homeowner 2 and 3 for future project possibilities as well as support if financially feasible.

Homeowner 4: People using the Galena Country Estates roads for Mt Rose highway u-turns. Concern about the unnecessary traffic. – Homeowners will have to call in complaints about the traffic to create a regular law enforcement presence.

**X. EXECUTIVE SESSION** – To follow BOD meeting.

**XI. ADJOURNMENT** – Larry Crapo motions to adjourn with Larry Greco seconding at 6:47PM

Respectfully Submitted for Board Review and Approval:  
APPROVED,

  
Board Secretary