


**GALENA COUNTRY ESTATES HOMEOWNER'S ASSOCIATION BOARD OF DIRECTORS
MEETING MINUTES - January 17th, 2023**

Board Members Present: Jaime Aranda (via Conference Call), Cynthia Reed, Larry Crapo, John Grecu
Board Members Absent: Pamela Ganger (Arrives 6:23PM)
Others Present: Kevin Berg, Community Association Manager; Richard Layton, Recording Secretary

- I. CALL TO ORDER/ESTABLISHMENT OF QUORUM** – Meeting called to order and a quorum was established at 6:01PM
- II. MEMBERS FORUM** – Homeowner (1): will roof submissions be required for approval. Per Governing Documents – the Board of Directors determines a submission will be required subject to approval.
- III. APPROVAL OF MINUTES** – Cynthia Reed will email noted corrections to Richard Layton (recording Secretary). Board of Director meeting minutes (10-11-2023) approved in Executive session
- IV. FINANCIALS** – As presented by Pamela Ganger through November 30th, 2022. Monta Rosa not in compliance with payment plan and to date exceeds \$500 in late fees. Approximately \$8,300 in legal costs as anticipated. Larry Crapo motions to accept the financials as presented with John Grecu seconding. All in favor.
- V. UNFINISHED BUSINESS** –
- a) Update on petition to amend the CC&Rs: Kevin Berg sent an email to the Board (read aloud by Kevin Berg) – still awaiting a hearing date from the judge.
 - b) Future Garage Sales- Maybe just one in June: Date set for May 20th, 2023. Motion by Cynthia Reed, John Grecu seconds. All present in favor.
 - c) Review bids from Management Companies for next year. EBMC expires March 31st, 2023: Bids presented by Larry Crapo from First Service, Associa, EBMC. The difference in cost approximately \$500-600. Larry Crapo motions to accept the bid from Associa, John Grecu seconds. All present in favor.
- VI. NEW BUSINESS** –
- a) Budget Review/HOA fees: (held until Pamela Ganger's arrival) HOA fees to stay on course. Projections of an increase of \$4 per home to account for rising costs, inflation and reserves- extraneous items. Increase will take effect July 1st, 2023 at \$4 increase per month. Pamela Ganger motions to accept the increase in assessments. Larry Crapo seconds. All in favor.
 - b) Winter newsletter: Emailed by Cynthia Reed, awaiting Board review.
 - c) Date for Community Garage Sale: addressed in item V(b)
 - d) Set annual Meeting Date: Annual meeting date will be held on March 28th, 2023 at 6:PM with the Raley's Wedge pkwy location hosting.
- VII. CORRESPONDENCE** – none
- VIII. NEXT BOARD MEETING DATE** – March 28th, 2023 at Raley's Wedge Pkwy
- IX. MEMBER'S FORUM** – Homeowner: received a garbage bin violation. Board informed that the old garbage bin violation was sent in error. Homeowner noted lack of maintenance on some lots within the community. The Board assured compliance is aware and addressing the violations accordingly but may not disclose further information as compliance issues are confidential per NRS.
- X. EXECUTIVE SESSION** – Held prior to Board of Directors Meeting
- XI. ADJOURNMENT** – Larry Crapo motions to adjourn with Pamela Ganger seconding, all in favor 6:45PM

Respectfully Submitted for Board Review and Approval:

APPROVED,


Board Secretary