BOARD OF DIRECTORS

GALENA COUNTRY ESTATES HOMEOWNERS MEETING

May 28, 2014

1. Roll Call: Present were Sam Macias, Judy Baatrup and Robin Orr

Not Present were Don Verhoef, Eddie Lorton and Treasurer, Julie Freemyer

1. Treasurer’s Report:    Account balance: $22,546 – Reserve balance: $20,861 Total A/R:  $8,154    Reminder:  Past due accounts of 2 billing periods are subject to lien.  All liens filed will be verified against balance due just prior to filing.  Administrative Fee of $50 will be assessed at time of filing.
2. CC&R Violations:
* Various discussion on violation notices sent.  Largest number of violations being Weeds and Trailers.  There were approx. 25 letters mailed in the month of May.
1. Old Business:
* Fire Safety Grant – The HOA’s request for Grant Money was not approved.  We will pursue with hiring outside help to clear the Berm and Common Areas of sagebrush.  This will be paid for out of the money set-aside in the reserve fund.  Bids will be obtained for the work.

\*\*NOTE: Homeowners are responsible to clear the sagebrush on their property.

* Electrical Panel Box at Sundance Entrance is in need of repair/ remodel

HOA will take bids for this repair work.

1. **5.**New Business:
* Homeowners have requested that we address the issue of garbage cans being stored in clearly visible areas (ie: in front of garage)

The Board is proposing a change to the CC&R’s that specifically addresses this concern.  The request to amend CC&R 1.17 will be included in the next  dues letter.  If you do not respond to this request for an amendment, the board will take the “no response” as acceptance of the change.   Votes “ for or against” must be received by July 15.  A letter will be sent after July 15 acknowledging passage of the amendment.  If approved, the status letter will serve as notice that the amendment is in effect and any subsequent letter sent will serve as a fine notice.

Amendment to 1.17

No garbage containers or refuse bag containers or other disposable materials on any lot may be visible from the street with the exception of  Sunday for Monday’s garbage pick up.  Materials offered for free may only be visible during community garage sale days.

**There will not be a meeting in June.**

**Next Meeting date: Wednesday, July 16, 2014 at 6:30pm**