BOARD OF DIRECTORS

GALENA COUNTRY ESTATES HOMEOWNERS MEETING

June 28, 2016

1. Roll Call: Present were Sam Macias, Judy Baatrup, Eddie Lorton, John Lusac

Treasurer, Julie Freemyer

1. Treasurer’s Report:  Treasurer’s Report for April, 2016  Account balance: $16,698 – Reserve balance: $13,572 Total A/R:  $5,713    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 discussions on violation notices sent. Violation notices sent for “Trailers and RV’s not parked behind fence” and “Weeds” will now be combined on one notice with a box to check for applicable violation.
3. Old Business:

* Homeowner ignoring violation notices has a property lien. Discussion on if homeowner should be taken to small claims court for judgment.  Letter of intent to foreclose sent to homeowner that is not paying HOA dues.
* Homeowners with easements must be cleared by Aug. 1. HOA board will commence fine of $25/ day after Aug 1, if the easements are not cleared.  Notice added to HOA website and sent in Mid-year dues statement giving homeowners until August 1, 2016 to clear easements.

1. New Business:

Homeowner proposed changes to the HOA Violation notice to be more user friendly.  The letter has been modified to change “review by architectural committee” to “review by the board member listed on the notice” and includes names and phone numbers of the board members.  Treasurer name and phone number will be added to the website.  If you receive a violation notice and have questions, contact the person listed on the notice.  How long does it take to get response from architectural