**GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS MEETING**

**AGENDA**

***\*Action may be taken on any item listed on this agenda & revisions to this agenda may be made up to the day of the meeting\****

***Copies of the agenda are available through management, the association website, and will be available at the meeting.***

**TIME & DATE: 6:00pm, Tuesday, October 16, 2018**

**PLACE: South Valleys Library, 15650-A Wedge Parkway, Reno, NV 89511**

**I. CALL MEETING TO ORDER – ROLL CALL**

**II. MEMBERS FORUM: (For Items on The Agenda*) a****period devoted to comments by unit owners and discussion of those comments. Comments may be limited to 3-minutes per person.  Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on an agenda as an item upon which action may be taken pursuant to 3108*

**III. APPROVAL OF MINUTES**

July 26, 2018 Board Meeting Minutes | **Review/Motion**September 18, 2018 Board Meeting Minutes

**IV. REPORTS | Discussion**

Manager’s Report

**V. FINANCIALS**

A, Review and acceptance of the August 31, 2018 financials | **Review/Motion**

**VI. UNFINISHED BUSINESS**

a. None at this time

**VII. NEW BUSINESS**

a. Review and approval of 2019 operating and reserve budgets | **Review/Motion**b. Review and approval to order 2019 assessment coupon booklets. | **Review/Motion**c. Review and approval proposals for 2018 Year End Audit & Taxes | **Review/Motion**d. Discussion regarding Compliance procedures and current compliance matters. | **Discussion**

**VIII. ANNOUNCEMENTS**

a. None at this time

**IX. NEXT BOARD MEETING DATE**

November 27, 2018 – Board Meeting and Budget Ratification

**X. MEMBER’S FORUM: (Open Forum)***Open forum is a period devoted to all comments by unit owners and discussion of those comments.  Comments limited to 3-minutes per person.*

***The agenda of the meeting of the executive board must comply with the provisions of***[***NRS 116.3108***](http://www.leg.state.nv.us/NRS/#NRS116Sec3108)***.  Unit’s owner have the right to:  Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit’s owner upon request, in electronic format at no charge to the unit’s owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.  Speak to the association or executive board, unless the executive board is meeting in executive session. Please address with management company.***

**GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
EXECUTIVE BOARD OF DIRECTORS MEETING**

**AGENDA (Board Members Only)**

**TIME & DATE:  Directly following the Board of Directors Meeting**

**PLACE: South Valleys Library, 15650-A Wedge Parkway, Reno, NV 89511**

**I. CALL MEETING TO ORDER /DETERMINATION OF QUORUM**

**XI. APPROVAL OF MINUTES | Review/Motion**

September 18, 2018 Executive Meeting Minutes

**XII. HEARINGS Review/Motion**

None at this time

**XIII. VIOLATION STATUS REPORT | Review/Discussion**

**XIV. DELINQUENCY REPORTS | Review/Discussion**

**XV. COLLECTIONS**

**a. Payment Plan Requests | Review/Motion**

**b. Collection Agency Status Report | Review/Discussion**

**c. Bad Debt Write off | Review/Motion**

**d. Foreclosures | Review/Motion**

**XVI. LEGAL**

**a. The Reserve nonpayment issue and actions taken to address delinquency issue.**

**b. Attorney invoice dispute payment status.**

**c. Attorney correspondence status regarding The Reserve.**

**XVII. CORRESPONDENCE/APPEALS**

None at this time

**XVIII. NEXT BOARD MEETING DATE**

TBD