

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION BOARD
OF DIRECTORS MEETING MINUTES
OCTOBER 16, 2018

Board Members Present: Judy Baatrup, President
Jaime Aranda, Vice President (arrived late)
Luke Fletcher, Secretary
Kelly Toulouse, Treasurer

Board Members Absent: Danny Epper, Director

Others Present: Holly Bullock, Supervising Community Manager with EBMC

Homeowners Present: No owners present

Upon notice duly given in accordance with NRS116, the Board of Directors Meeting of Galena Country Estates Homeowners Association held the Board of Directors meeting at the South Valleys Library at 15650-A Wedge Pkwy, Reno, NV 89511

CALL TO ORDER/ESTABLISHMENT OF QUORUM

President Judy Baatrup called the meeting to order at 6:12 p.m. Three Directors were present and a quorum was established. Let the record reflect that Jaime Aranda arrived at 6:

HOMEOWNER FORUM (*agenda items only in accordance with NRS 116*)

None in attendance

APPROVAL OF MINUTES

July 26, 2018 amended

Motion: Luke Fletcher moved to approve the July 26, 2018 board meeting minutes as amended. Seconded by Judy Baatrup. Motion carried unanimously

September 18, 2018 Board Meeting Minutes

The Board reviewed the September 18, 2018 board meeting minutes.

Motion: Judy Baatrup moved to approve the September 18, 2018 board meeting minutes as presented. Seconded by Luke Fletcher. Motion carried unanimously

REPORTS

Manager's Report

No report at this time due to change in Community Managers. Julanne Kauffman left September 21, 2018. Holly Bullock noted that she checked the Association's records regarding the CC&R Amendment being issued to the members but did not find where the changes were communicated to Kern's office. This will be sent to Gayle Kern for review. Holly noted Gayle has been away from the office most of the month.

Architectural Committee Report

Submission from 2180 Stowe: Management provided the request to Judy for review with the Committee.

FINANCIALS: *Per NRS 116.3108 Section 7: the executive board shall review a current year-to-date financial statement of the association, a current year-to-date schedule of revenues and expenses, a current reconciliation of the operating and reserve accounts, the latest account statements prepared by the financial institutions in which the accounts of the association are maintained; and the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party.*

August 2018 Financial Review:

The Board reviewed the financials for period ending August 30, 2018.

Motion: Kelly Toulouse moved to approve the financials as presented. Seconded by Judy Baatrup. Motion carried unanimously

UNFINISHED BUSINESS

CC & R Update

The Board discussed the status of the CC&R Mailer. Holly noted she would check with Gayle Kern's office on the status of the corrections noted by the Board at the prior meeting. Holly noted that Gayle is currently out of the office.

NEW BUSINESS:

2018 Year End Audit & Taxes

Motion: Judy Baatrup moved to approve the 2018 Year End Audit & Taxes proposal from Jackson & Jackson CPA for a cost not to exceed \$250.00. Seconded by Kelly Toulouse. Motion carried unanimously

Holiday Lighting:

The Board held discussion regarding the Holiday Lighting Contact. Judy suggested that the Association cancel the event due to short notice this year and the overall lack of participation.

Motion by Judy Baatrup to cancel the event for this year. Seconded by Luke Fletcher. Motion carried unanimously

Compliance Issues:

Discussion was held regarding Compliance Drives. Management was requested to confirm what was in the contract. Judy stated the board would like 2 drives a month in the spring, summer and fall months rather than a monthly drive year round.

ANNOUNCEMENTS:

HOMEOWNER FORUM

No homeowners were present.

NEXT MEETING DATE

January 22, 2019 at the South Valleys Library at 6:00 p.m.

ADJOURNMENT

Motion: Luke Fletcher moved to adjourn the meeting at 6:52 pm. to Executive Session for the purpose of discussing litigation issues; compliance matters and delinquency issues. Judy Baatrup seconded. Motion carried unanimously.

Respectfully Submitted for Board Review and Approval:

APPROVED,
Board Secretary

