

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION BOARD
OF DIRECTORS MEETING MINUTES – Approved 5/28/19
April 23, 2019

Board Members Present: Judy Baatrup, Kelly Toulouse, Larry Crapo and Pamala Ganger

Board Members Absent: Jaime Aranda

Others Present: Holly Bullock, Supervising Community Manager with EBMC

Homeowners Present: None 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

Judy Baatrup called the meeting to order at 6:04 p.m. Four of the five Directors were present and a quorum was established.

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

No owners were present.

ORGANIZATIONAL MEETING

Officer Appointments

Judy Baatrup volunteered to remain as President.

Kelly Toulouse moved to appoint Jaime Aranda as Vice President. Judy Baatrup seconded.

Motion carried.

Kelly Toulouse volunteered to remain as Treasurer.

Kelly Toulouse moved to appoint Pamala Ganger as Director. Judy Baatrup seconded. Motion carried. Pamala will serve a one (1) year Term.

Larry Crapo will serve as Secretary. Larry will serve a one (1) year Term.

Terms:

Judy Baatrup will serve until 2020 (elected in 2018 to a 3 year term).

Jaime Aranda was elected to the Board 2019 and will serve a 2 year until 2021.

Kelly Toulouse will serve until 2020 (elected in 2018 to a 2 year term).

APPROVAL OF MINUTES

January 22, 2019 Board Meeting Minutes

The Board reviewed the January 22, 2019 board meeting minutes.

Motion: Kelly Toulouse moved to approve the January 22, 2019 board meeting minutes as presented. Seconded by Jaime Aranda. Motion carried unanimously.

REPORTS

Manager's Report

Holly noted the report was prepared and submitted for the Board's information. Items of note were the meeting with Gayle Kern regarding the Washoe County Park payment. Holly reported that Gayle has been working on this issue with the Assistant DA and a letter would be generated shortly from Kern's office. .

Discussion ensued regarding the repair work that M & M Lawns has done on the entry where the TMWA water main break occurred. Holly noted she hasn't had a response yet from Truckee Meadows Water.

Architectural Committee Report

No report at this time. Holly noted no submissions have been received.

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.*

February 2019 Financial Review:

The Board reviewed the financials for February 2019. Kelly reported that he didn't see any outstanding issues that needed to be addressed.

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

UNFINISHED BUSINESS

CC&R BALLOT UPDATE

Holly reported that there have been 29 yes ballots and 12 no ballots received to date.

RESERVE AT MONTE VISTA

Discussed in Manager's Report.

MANAGEMENT SERVICES DISCUSSION

The Board indicated they would meet to review the services from EBMC during the past year.

TMWA CLAIM

Holly noted that the claim had been submitted but didn't have a confirmation that the claim was approved.

NEW BUSINESS:

CC&R BALLOT – Extend return date

The Board discussed going out to talk to the members on property about submitting their ballots and asked for this to be placed on the next meeting agenda. Larry suggested a cover letter be presented listing the bullet points which would be helpful to explain the Amendment to the owners. The Board approved extending the ballot date to the September 24, 2019 Board Meeting.

MT. ROSE/TELLURIDE

Judy reported that the Washoe County Sheriff's Office has been helpful with the traffic concerns brought up in the past few months. Judy noted several folks have been pulled over and educated about the U-Turn issue.

ANNOUNCEMENTS:

Holly noted she would post the Garage Sale information on Craig's List for the event on May 18th.

HOMEOWNER FORUM

No owners present.

A brief conversation occurred regarding RV's in the community. Discussion regarding loading/unloading over a period of a day was discussed. No action was taken further on this issue.

NEXT MEETING DATE

May 28, 2019 Budget Ratification and Board Meeting. at the South Valleys Library at 6:00 p.m.

ADJOURNMENT

Motion: Judy Baatrup moved to adjourn the meeting at 6:57 p.m. to Executive Session for the purpose of discussing delinquency and violation matters. Kelly Toulouse seconded. Motion carried unanimously.

Respectfully Submitted for Board Review and Approval:

APPROVED,



Larry Crapo
Board Secretary