

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
AUGUST 27, 2019

Board Members Present: Jaime Aranda, Pamala Ganger and Larry Crapo  
Board Members Absent: Judy Baatrup and Kelly Toulouse,  
Others Present: Holly Bullock, Community Manager with EBMC  
Homeowners Present: One owners (see sign in sheet)

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**

Jaime Aranda called the meeting to order at 6:08 p.m. Three of the five Directors were present and a quorum was established.

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

No comments

**APPROVAL OF MINUTES**

June 25, 2019 Board Meeting Minutes

The Board reviewed the June 25, 2019 board meeting minutes.

**Motion: Larry Crapo moved to approve the June 25, 2019 board meeting minutes as presented. Seconded by Pamala Ganger. Motion carried.**

Holly was requested to forward the Minutes to Webmaster to post to the GCE website.

**REPORTS**

**Manager's Report**

Holly reported that Kern's office has been working on the RMR Payment issue with Washoe County. Holly requested feedback from Gayle for the response from WCDA but had not received it yet.

Holly reported that TMWA had submitted payment on the water damage claim.

Holly reported an issue with an NV Energy billing that had not been changed over to the HOA when the setup was done in 2018. Holly noted the owner reported this in July and she was working on getting the payment set up to the Association.

**Architectural Committee Report**

Several painting submissions had been approved by the Architectural 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.*

**Apri Financial Review:**

The Board reviewed the financials for May and June 2019.

**Motion: Pamala Ganger moved to approve the financials as presented. Seconded by Larry Crapo. Motion carried unanimously**

**UNFINISHED BUSINESS**

**CC&R BALLOT UPDATE**

Holly reported that there have been 34 yes ballots and 13 no ballots received to date.

Discussion ensued regarding sending the information out to the owners via email to request their vote. Holly will get the list updated to reflect new owners in the community and will send this to the Board.

Discussion was held regarding a Community BBQ that an owner on Deer Valley Court was hosting on September 6<sup>th</sup>. The Board indicated they would like to gather votes on the CC&R Amendment at this function.

**Motion: Jaimie Aranda moved to reimburse the owner, Lisa Lyon-Brunelle at 80 Deer Valley Court for \$60.00 as a contribution towards the costs for the Neighborhood BBQ Event. Larry Crapo seconded the motion. Motion carried unanimously.**

**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. The Board tabled action to the next meeting.

**TMWA CLAIM**

Claim request was paid by TMWA on July 12, 2019.

**WEBSITE UPDATE**

Discussion ensued regarding the website. Pamala will contact the web designer regarding the site format.

**NEW BUSINESS:**

**CC&R BALLOT**

Discussed under Old Business.

**LANDSCAPE CONTRACT SERVICE**

**Motion: Jaime Aranda moved to approve the new contract with Mora Lawn Service for a cost of \$275.00 per month. Seconded by Larry Crapo. Motion carried unanimously**

Holly was requested to follow up with M & M Lawns for the Association’s holiday lights and extension cords prior to releasing his June payment. Holly noted she has called and left messages but he has not responded.

**ANNOUNCEMENTS:**

Garage Sale – date was set for October 5<sup>th</sup> from 8-12. Holly will get the notice posted to Craig’s List and will check with Judy on posting to the RGJ.

**HOMEOWNER FORUM**

Larry reported an abandoned vehicle on Deer Valley Court that has been reported to the Washoe County Sherriff and has been tagged but not towed yet.

Larry noted a neighbor had asked about the common area adjacent to his property. Jaime noted he had the maps and would check on this.

Mr. Hajek was in attendance at the meeting to discuss a protocol for Board and Management responses to the website or EBMC. He noted he was concerned about the lack of response. Discussion ensued wherein the Board noted issues are addressed either from the Board (owner to owner complaints, general inquiries) and Management is to address issues as directed by the Board on these matters.

Mr. Hajek noted his issue was in regard to his assessment payments. Holly indicated she would follow up with Accounting on this issue and would contact Mr. Hajek.

**NEXT MEETING DATE**

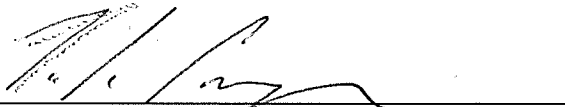
September 24, 2019 Board Meeting.at the South Valleys Library at 6:00 p.m.

**ADJOURNMENT**

**Motion: Larry Crapo moved to adjourn the meeting at 7:13 p.m. to Executive Session for the purpose of discussing delinquency and violation matters. Pamala Ganger seconded. Motion carried unanimously.**

Respectfully Submitted for Board Review and Approval:

APPROVED,

  
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Larry Crapo, Board Secretary