

**GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
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, January 22, 2019

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 [NRS116.3108](#)**
- III. APPROVAL OF MINUTES**
October 18, 2018 Board Meeting Minutes **Review/Motion**
- IV. REPORTS** **Discussion**
Manager’s Report
- V. FINANCIALS** **Review/Motion**
A, Review and acceptance of the October –November 2018 financials
- VI. UNFINISHED BUSINESS** **Review/Motion**
a. CC&R Ballot discussion/update on revisions. Approve to issue to owners for vote.
- VII. NEW BUSINESS**
a. 2019 Operating and Reserve Budget Discussion on workshop for preparations. **Review/Motion**
b. Reserve at Monte Vista – discussion regarding nonpayment on park fees. **Review/Motion**
c. Proposals for common area repairs due to TMWA leak. **Review/Motion**
d. EBMC Management Contract amendment (Compliance Drives) **Review/Motion**
e. Management Services discussion.
f. ByLaw Amendment discussion – change of budget year (fiscal – July / June) **Review/Motion**
g. Annual Meeting material review. Approve Resolution for Election by Acclamation. **Review/Motion**
- VIII. ANNOUNCEMENTS**
None at this time
- IX. NEXT BOARD MEETING DATE**
March 26, 2019 – Annual and Board of Directors Meeting – South Valley Library – 6:00 p.m.
- 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.**
- XI. ADJOURNMENT**
- XII. EXECUTIVE SESSION**
Executive Session will be held immediately after the Board Meeting to discuss non-compliance issues, hearings, complaints, delinquencies and legal issues. Only Board Members are allowed to attend unless a hearing is scheduled for a specified homeowner.

The agenda of the meeting of the executive board must comply with the provisions of [NRS 116.3108](#). 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.