

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES – Approved 8-27-19  
June 25, 2019

Board Members Present: Judy Baatrup, Kelly Toulouse, Larry Crapo  
Board Members Absent: Jaime Aranda and Pamala Ganger  
Others Present: Holly Bullock, Community Manager with EBMC  
Homeowners Present: 2 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**

Judy Baatrup called the meeting to order at 6:06 p.m. Three of the five Directors were present and a quorum was established.

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

An owner commented that he would like to address replacing his grass in the front yard with new turf in the next few days.

An owner was present to discuss his concerns with the RV Rule. He noted that he had extensive repairs to make on his RV Trailer and felt that it was unreasonable that he could not have his trailer accessible in the front yard for a period of time to complete the repair work without being reported to the HOA for having his trailer out.

Discussion ensued and the Board indicated that the Rule is in place that prohibits RV's from being left out in the front drives. The Board indicated if cooperation is not received, the violation proceed would proceed.

The owner indicated for the record that this was unacceptable.

**APPROVAL OF MINUTES**

May 28, 2019 Board Meeting Minutes

The Board reviewed the May 28, 2019 board meeting minutes.

**Motion: Larry Crapo moved to approve the May 28, 2019 board meeting minutes as presented. Seconded by Judy Baatrup. Motion carried with 2 'aye' votes. Kelly Toulouse abstained due to his absence from the meeting.**

Holly was requested to contact the Webmaster to post the approved Minutes 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. Gayle noted there was a response from RMR's attorney, Sheila Van Duyne that indicated she was not going to recommend that her client resume the contributions. Gayle was going to request a formal intervention from the County on the issue.

Holly reported that TMWA has not responded to the information on the claim yet. She will do a follow up with TMWA.

Kelly Toulouse asked for Holly to check on the NV Energy billings as he didn't see them on the statement.

### **Architectural Committee Report**

No report at this time. Judy 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.*

### **Apri Financial Review:**

The Board reviewed the financials for April 2019.

**Motion: Kelly Toulouse 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 32 yes ballots and 13 no ballots received to date. Discussion ensued regarding the negative feedback the Board has heard regarding the trash can amendment.

### **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 will be addressed by Holly.

## **NEW BUSINESS:**

## **CC&R BALLOT**

The Board discussed having a one page summary on the CC&R changes to be sent out to the members. Judy will use the A-frame signs to encourage members to vote and turn in ballots.

Discussion continued with information in the newsletter that addresses the Garbage can rule and getting that clarification out to the members. Additionally, the newsletter needs to promote the use of the EBMC Portal for owners to obtain account information, newsletters, etc.

## **2019 RESERVE STUDY UPDATE**

**Motion: Kelly Toulouse moved to approve the 2019 Reserve Study update as presented by Better Reserve Consultants. Seconded by Judy Baatrup. Motion carried unanimously**

## **ANNOUNCEMENTS:**

None at this time.

## **HOMEOWNER FORUM**

Judy noted as she was coming in to the Community off of Mt. Rose that a young child was out on the street. She said the child was ok and she got him home. She noted this issue would be posted to the website to advise folks.

## **NEXT MEETING DATE**

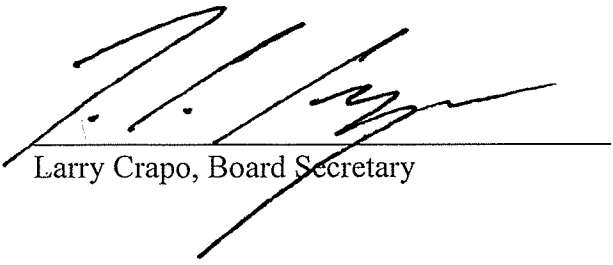
August 27, 2019 Board Meeting.at the South Valleys Library at 6:00 p.m.

## **ADJOURNMENT**

**Motion: Larry Crapo moved to adjourn the meeting at 7:02 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,



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Larry Crapo, Board Secretary