

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
SEPTEMBER 24, 2019

Board Members Present: Judy Baatrup, Jaime Aranda and Kelly Toulouse

Board Members Absent: Pamala Ganger and Larry Crapo

Others Present: Holly Bullock, Community Manager with EBMC

Homeowners Present: Two 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**

President Judy Baatrup called the meeting to order at 6:02 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 were noted at this time.

**APPROVAL OF MINUTES**

August 27, 2019 Board Meeting Minutes

The Board tabled review of the August 27, 2019 meeting to the next meeting.

**REPORTS**

**Manager's Report**

Holly reported that she had forwarded information to the Board for the ballot solicitation at the Community BBQ event.

Holly also noted that the landscapers were in the process of providing their insurance documentation for set up which she expected to be completed shortly. Holly indicated that she's also not heard back from M & M Lawns regarding payment and the Association's electrical supplies for the holiday lights.

**Architectural Committee Report**

Several submissions were approved by the Architectural Committee for painting and window replacements.

**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.*

### **Financial Review:**

The Board reviewed the financials for July 2019. Kelly Toulouse noted the budget reflected the 2 utility meters (NV Energy) and landscaping will be caught up on the financials soon.

**Motion: Jaime Aranda moved to approve the financials as presented. Seconded by Kelly Toulouse. Motion carried unanimously.**

### **UNFINISHED BUSINESS**

#### **CC&R BALLOT UPDATE**

Holly reported that there have been 37 yes ballots and 14 no ballots received to date out of 248 homes.

Discussion ensued regarding the corrections and typos needed to the amendment. Holly was requested to send the format to Judy as the Board would be starting the process over. An owner commented that there was little noted in the cover letter to the membership as to the changes made in the amendment. The Board agreed a new cover letter needed to be done to explain the changes to the members. The Board agreed to put this issue on the January 2020 agenda for review and discussion.

#### **RESERVE AT MONTE VISTA**

Judy reported that she had reached out to the County Commissioner Bob Lucey regarding the maintenance agreement for Whites Creek Park. Discussion noted that the Parks Department would not do an amendment or take a position on the issue between Galena Country Estates and Reserves at Monte Rosa.

Judy Baatrup noted her concern regarding the position taken by The Reserves at Monte Rosa and stated Galena Country Estates should pursue this issue through Kern's office.

**Motion: Kelly Toulouse moved to pursue the issue of nonpayment from The Reserves at Monte Rosa. Jaime Aranda seconded. Motion carried.**

Discussion ensued regarding setting up a conference meeting with Gayle Kern's office the week of October 15<sup>th</sup> to the 18<sup>th</sup>.

#### **MANAGEMENT SERVICES DISCUSSION**

The Board indicated they would meet to review the services from EBMC and proposals obtained from other companies. The Board tabled discussion to the next meeting.

#### **NEW BUSINESS:**

##### **CC&R BALLOT**

Discussed under Old Business.

### **2019 COLLECTION POLICY REVISION**

Holly reported that the Collection Policy was in need of updating due to NRS116 changes that allow for protection to federal, state or tribal employees that may be subjected to government shutdowns. The cost for the revision is \$175.00 which is discounted from Kern's office since they prepared the last revision.

**Motion: Kelly Toulouse moved to approve the expense to revise the Collection Policy. Jaime Aranda seconded. Motion carried.**

#### **2020 MEETING CALENDAR**

**Motion: Kelly Toulouse moved to approve the 2020 Meeting Calendar. Jaime Aranda seconded. Motion carried unanimously. Holly will update to include the garage sale events in May and October.**

#### **HOLIDAY LIGHTING EVENT**

The Board agreed to not hold a contest for the holiday lighting event (resident's are welcome to decorate but no prizes will be issued this year). Jaime noted he would like to see the entry area decorated with lights.

#### **NEWSLETTER**

Holly provided a draft of the newsletter with general information and the 2020 meeting dates. She asked for input from the Board for the newsletter. Judy noted she would provide information.

#### **ANNOUNCEMENTS:**

Garage Sale – date was set for October 5<sup>th</sup> from 8-12. Holly will send out a reminder.

#### **HOMEOWNER FORUM**

Mrs. Epper commented on the RV and boats in the street around the community. She commented at times their RV is out for work to be done on it. Discussion ensued noting if RV's or boats are seen on property or in the streets to contact the Board or EBMC. The County rule is on the street for 72 hours.

Mrs. Epper also noted that her neighbor was sent a letter regarding the maintenance of their yard and both are elderly. She commented it would be helpful if there was a solicitation for volunteers to help folks in the neighborhood.

Discussion ensued regarding noise from aircraft over the community. Kelly commented there has been some issues with that and suggested a complaint be registered with the Airport Authority.

Mr. Hejak was also in attendance at the meeting and noted that he had been advised that the payment that had not been posted to his account had been addressed and posted. He noted his concern on the process taken to resolve this issue and requested that a policy be set up for corrective action to be taken. The Board indicated that Management will be requested to address this for the next meeting.

**NEXT MEETING DATE**

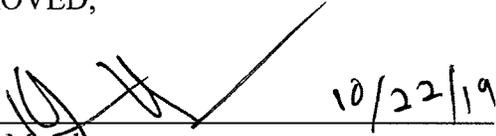
October 22, 2019 Board Meeting.at the South Valleys Library at 6:00 p.m.

**ADJOURNMENT**

**Motion: Jaime Aranda moved to adjourn the meeting at 7:25 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,

  
\_\_\_\_\_ 10/22/19  
Board Member