

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 25, 2020

Board Members Present: Larry Crapo, Jaime Aranda, Pamala Ganger, John Grecu and Tania Williams.

Others Present: Holly Bullock, EBMC Community Manager

Homeowners Present: Four attended via Go To Meeting link.

Upon notice duly given in accordance with NRS116, the Board of Directors Meeting of the Galena Country Estates Homeowners Association held their Board of Directors Meeting via Go To Meeting.

CALL MEETING TO ORDER – ROLL CALL – ESTABLISHMENT OF A QUORUM

President Larry Crapo called the meeting to order at 6:04 p.m. Four of the five Directors were present and a quorum was established. Pamala Ganger joined the meeting at 6:15.

MEMBER’S FORUM (*agenda items only in accordance with NRS 116*)

There were no owner comments made at the Member’s Forum.

APPROVAL OF MINUTES

July 14, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** Jaime Aranda moved to approve the July 14, 2020 Board meeting minutes as presented. Tania Williams seconded the motion. Motion carried unanimously.

REPORTS

Community Manager’s Report

Holly Bullock noted the matters handled since the last meeting.

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.*

FINANCIALS

Review and Acceptance of Financial Reports –

The Board tabled review of the financial reports until Pamala Ganger could arrive at the meeting.

Pamala commented on the reports. **Motion:** Pamala Ganger moved to approve the unaudited financials as presented. Jaime Aranda seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

Park Update

Discussion was held regarding amendment that Kern’s office has submitted to Washoe County. Holly reported that the attorney had received an email from the County regarding the

amendment. It was noted the new Deputy DA would be following up on this issue. Holly will forward any updated to the board when received.

Architectural Guidelines

Larry Crapo noted that he was working on the draft and would have it ready in the next week for review.

Accident Claim – April 30th

It was reported the work on the wall was replaced. Jaime noted it needed to be painted yet.

Community Garage Sale

Larry noted the Community Garage Sale was held but not many residents participated. Jaime noted traffic was not heavy in the community.

NEW BUSINESS

CC&R – By-Law Amendment

Discussion was held regarding the Board's interaction with collecting ballots from residents in the community. Responses have been good so far. Management will send the offsite owners a follow up for their votes.

CC&R – By-Law Ballot Extension

Motion: Larry Crapo moved to extend the ballot returns to the next meeting. Jaime Aranda seconded and the motion carried.

Pam asked for the documentation for the changes in the CC&R's information to the Board.

Website Update

Discussion was held regarding the website. Holly was requested to obtain the log in info for the website and send it to the Board. Larry noted he was able to request it.

It was noted the site needs to be more current and better organized. Judy stated that Dragonfly is willing to work with the Board on the site, the information to be posted needs to be given with instruction.

Larry commented on the owner complaints via the Message Board and felt that this needed to be handled through the Management Company directly. It was asked if there could be a set up for the Board to review comments and/or complaints prior to either being posted to the message board.

ANNOUNCEMENTS/NEXT BOARD MEETING DATE

Next Meeting – September 22, 2020 – Via Go To Meeting.

MEMBER'S FORUM

There were no comments brought forth for discussion.

ADJOURNMENT

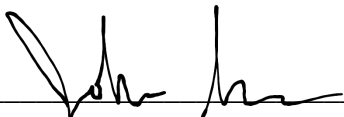
There being no further discussion to be held, a motion was made by Larry Crapo, seconded by Jaime Aranda to adjourn at 6:32 p.m. and to reconvene in Executive Session.

An Executive Session to discuss non-compliance issues, hearings and delinquency matters was conducted after the Board Meeting.

Submitted for Board review and approval.

Holly Bullock, Community Manager

APPROVED BY:



Board Secretary