

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
SPECIAL MEETING MINUTES
FEBRUARY 11, 2020

Board Members Present: Judy Baatrup, Kelly Toulouse, Jaime Aranda, Pamala Ganger and Larry Crapo

Others Present: Holly Bullock, EBMC Community Manager

Homeowners Present: Fourteen Homeowner (see sign in sheet)

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 at the South Valleys Library at 15650-A Wedge Parkway, Reno, NV 89511.

CALL MEETING TO ORDER – President Judy Baatrup opened the meeting to order at 6:05 p.m.

Judy stated that the purpose of the meeting was to hear from owners in the community as to their concerns regarding the CC&R Amendment.

Judy addressed the current ballot count for the CC&R Amendment and advised that a revision of the CC&R Amendment will be prepared and sent out via email and through the EBMC portals and Association's websites to address changes noted at this meeting.

Discussions ensued with the following topics addressed.

Compilation of the various CC&R's issued by developers into one concise document.

How the Association's Board was self-managing and how they came to EBMC.

Comments regarding commercial use of property and a better definition that indicates "traffic" to the home is prohibited.

Guests in RV's visiting homeowners and residents that have RV's out in the driveways (not behind their gates). The Board commented that communication from owners in these types of situations would be helpful.

Use of easement roads behind some lots.

Compliance letter formats.

Definitions of Pets – Comments on household pets and restrictions on livestock, fowl or other animals.

Whites Creek Park – gate access out of Reserves of Monte Rosa.

Community Event held in the fall. Comments noted that it was a nice event and would be nice to hold.

Comments regarding the concrete curbs. The Board noted these types are to be called to Washoe County.

Comments were made regarding Neighborhood Mediation Services for owner disputes.

The Board thanked the owners for attending the meeting and advised if there were any owners that wished to change their votes,

ADJOURNMENT

A motion from Kelly Toulouse and seconded by Jaime Aranda to adjourn at 7:25 p.m. to Executive Session to discuss non-compliance issues, hearings and delinquency matters.

Respectfully submitted for Board review and approval.

Holly Bullock, Community Manager

APPROVED BY:



Board Secretary