

**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: 6:00 p.m. on Monday, January 27, 2020 (Note change in date due to library meeting room)
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 22, 2019 Board Meeting Minutes

Review/Motion

IV. REPORTS

Manager's Report

Discussion

V. FINANCIALS

A. Review and acceptance of the September – November 2019 financials

Review/Motion

VI. UNFINISHED BUSINESS

A. Reserve at Monte Vista – discussion regarding nonpayment on park fees.

Review/Motion

B. Management Services discussion.

Review/Motion

C. CC&R Amendment review.

Review/Motion

D. Website Update Discussion.

VII. NEW BUSINESS

A. Discussion regarding sagebrush abatement along Mt. Rose Hwy. Update on the status of the Association's application to NV Dept. Of Forestry.

Review/Motion

B. Review/action regarding amendment discussion to the By-Law's to address change in fiscal year to 7/1-6/30 and consider amending board terms to staggered terms of 2 years.

Review/Motion

C. Review/action regarding 2020-2021 Budget. Schedule workshop for review of budget and preparation of 20-21 budget for Board action at the April meeting.

Review/Motion

D. Discussion for date for spring 2020 Garage Sale Event.

Review/Motion

VIII. ANNOUNCEMENTS

February 11, 2020 – SPECIAL MEETING REGARDING CC&R AMENDMENT – Please plan to attend and bring your questions, concerns and comments to the Board for consideration as they work on a revision of the document. Meeting will be held at the Library at 6:00 p.m.

IX. NEXT BOARD MEETING DATE

March 24, 2020 - Board of Directors & Annual Meeting – South Valley Library at 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.