

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JANUARY 27, 2020

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

Board Members Absent: Larry Crapo

Others Present: Holly Bullock, EBMC Community Manager

Homeowners Present: One 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 – ROLL CALL – ESTABLISHMENT OF A QUORUM

President Judy Baatrup called the meeting to order at 6:05 p.m. Four Directors were present and a quorum was established.

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

No one wished to speak.

APPROVAL OF MINUTES

October 22, 2019 Board of Directors meeting minutes were distributed. **Motion:** Kelly Toulouse moved to approve the October 22, 2019 Board meeting minutes as presented. Jaime Aranda seconded the motion. Pamala Ganger abstained due to being absent from the October meeting. Motion carried with aye votes from Judy Baatrup, Kelly Toulouse and Jaime Aranda.

Judy noted the Galena Country Estate website needed to have minutes updated. Holly confirmed that this was done and October would be sent over to be posted.

REPORTS

Community Manager's Report

Holly Bullock noted from her report.

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 – September through November 2019

Kelly Toulouse commented on the reports He said expenses were running in line but the legal fees for the park issue were increasing. **Motion:** Jaime Aranda moved to approve the unaudited financials as presented. Pamala Ganger seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

Reserve At Monte Vista

Discussion was held regarding the status of Kern's discussions with the County on the Park. At this point, Gayle Kern hasn't advised as to the response from the County on the proposed changes to the Park Agreement.

Management Services Discussion

The Board noted they met to discuss management services. They advised they would like to meet with Lori to review the contract.

CC&R Amendment Review

The Board agreed to work on the suggested changes to the document from Mary.

Website Update

Pamala commented that she would like feedback on what to add or remove from the current site.

NEW BUSINESS

Sage Brush on Mt. Rose / Department of Forestry Grant Application

Kelly Toulouse stated that he started on the grant request for the area along Mt. Rose Hwy and other areas within the community. He noted the deadline for submittal was passed. The Board agreed to keep this issue on as business.

Bylaw Amendment Discussion- Fiscal Year change and staggered Board Terms of 2 years

Holly Bullock presented a copy of the By-Law's with suggested changes to update the Association's financial year from January 1 to December 31 to fiscal year of July 1 to June 30. This would be in keeping to the Association's tax filings. Holly also commented that the Board terms could be amended to two (2) year terms rather than the current terms of two (1) year, two (2) year and one three (3) year terms. Holly stated there were other sections in the document that could be removed relating to the declarant, proxies, number of lots, NRS116 code noted in Elections to be updated to current requirements, board vacancies (absent from 3 consecutive meetings), foreclosure proceedings to be updated to current NRS statutes, board removals, vacancies/appointments, update the Committee section and in the Assessment information, update the late fee charges.

Motion: Judy Baatrup moved to approve the Bylaw amendment to Gayle Kern to address the financial year and board terms. Pamala Ganger seconded. Motion carried unanimously.

2020-2021 Budget Preparations

The Board indicated that the assessments were to remain at \$240 per year for the upcoming budget. Holly and Kelly will work on the draft for Board review in March prior to the Board meeting.

Spring Community Garage Sale

The Board agreed on Saturday, May 2nd for the Garage Sale.

ANNOUNCEMENTS/NEXT BOARD MEETING DATE

Special Member Meeting – February 11, 2020 at 6:00 p.m. at the South Valley Library. Meeting will focus on Members concerns with the CC&R Amendment. Judy will post the sign boards at the entrances.

MEMBER'S FORUM

No comments were made at this time.

ADJOURNMENT

A motion from Kelly Toulouse and seconded by Jaime Aranda to adjourn at 6:52 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