

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
JULY 14, 2020

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

Others Present: Holly Bullock, EBMC Community Manager

Homeowners Present: Two 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 and at the offices of EBMC, 5011 Meadowood Mall Way, Reno, NV.

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

President Larry Crapo called the meeting to order at 6:03 p.m. All Directors were present and a quorum was established.

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

An owner commented on the status for the survey for the issue of chickens and offered to assist with gathering email addresses for this issue.

APPROVAL OF MINUTES

May 26, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** Larry Crapo moved to approve the May 26, 2020 Board meeting minutes as presented. John Greco seconded the motion. Motion carried unanimously.

June 23, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** Larry Crapo moved to approve the June 23, 2020 Board meeting minutes as presented. John Greco seconded the motion. Motion carried unanimously.

REPORTS

Community Manager's Report

Holly Bullock noted the matters handled since the last meeting. Holly confirmed that payment was in process from the accident in April. Q & D is setting up to reinstall the new wall and Holly noted that she had sent another notice to the owners on Sundance to advise the work is being scheduled to replace the wall. The installation by Q & D will be in late July or early August.

Holly advised the statements had been sent with the summer newsletter.

Discussion followed regarding the chicken request and the survey. Holly noted that Survey Monkey was not available for a survey over 40 units. She has continued to receive comments from owners regarding the issue.

Discussion ensued regarding the CC&R & Bylaw voting. Holly noted that a few votes had been sent in and the count was noted as 42 yes and 8 no. Tania will put the message boards out to alert the members to vote on the amendments. Tania asked how long the amendment vote has been in process which has been over the past 2 years and several board members commented on the purpose for the amendment to combine all of the Covenants into one sole document. Tania commented on the cost and efforts expended to date for this issue. Discussion continued regarding the purpose for the consolidation of the document and how to obtain the votes. The Board agreed to work on a door knocking campaign to obtain the votes needed. Holly was requested to submit the voting list to the Board for this purpose.

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 – April and May 2020

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 not yet heard back from the County regarding the amendment and would be following up on this issue. Larry noted he also tried to contact the County and he was not able to speak to anyone.

Insurance Renewal approval

Motion: Larry Crapo moved to ratify the renewal proposal from Menath Insurance for the CAU policy for a cost of \$4098.00. John Grecu seconded the motion and the motion carried.

Architectural Guidelines

Larry noted that he had met with the Architectural Committee and will be working on the process for approvals. The Committee would like to make some changes to the website and will be working on guidelines for the community. Larry noted that he was in the loop on the approval processing with the Committee.

Poultry Request Feedback

The Board reviewed the input from the owners that responded to the poultry survey request to date. Larry noted that the CC&R's cover the poultry/fowl restrictions and the information remains unchanged in the current amendment. The Board consensus was to keep the information on poultry as stated.

Accident Claim – April 30th

Previously discussed.

NEW BUSINESS

Facebook Page

Larry Crapo noted that he has set up a new Facebook page for Galena Country Estates Community and its set up under Facebook Groups. He noted the access for the site is 2 questions and is for social purposes and for quick notifications on issues like security matters and alerts. Pam Ganger noted that there is another Facebook page that was started by a homeowner. Larry requested this information to be posted on the website.

CC&R – By-Law Amendment

Discussion was held regarding the returns to date for the amendments. Holly noted that returns have been coming in a few at a time but approximately 30 had been received. Holly indicated that some owners have not voted on both issues and she would be contacting them to ascertain their votes.

CC&R – By-Law Ballot Extension

Motion: Larry Crapo moved to extend the ballot returns for two months. John Grecu seconded and the motion carried.

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

Landscape irrigation work:

Jaime noted that the firebreak work is done but there are repairs to be made to the irrigation line. Discussion on the quote from Mora Landscape was discussed. Holly Bullock noted that the costs had not been submitted to the insurance claims adjuster yet but would be submitted.

Community Garage Sale

Discussion was held regarding a date for the Community Garage Sale. It was agreed to set the date for August 8th and to recommend to owners to follow COVID-19 guidelines for their garage sale events. **Motion:** Larry Crapo moved to approve the Community Garage Sale and it would be at the risk of the owner that participates. Jaime Aranda seconded. The vote was called and received four 'aye' votes from Larry Crapo, Jaime Aranda, Pam Ganger and John Grecu. Tania Williams voted nay. Motion carried.

ANNOUNCEMENTS/NEXT BOARD MEETING DATE

Next Meeting – August 25, 2020 – Location tentative at EBMC Office pending COVID-19 restrictions on gatherings over 10.

MEMBER'S FORUM

There were no comments brought forth for discussion.

ADJOURNMENT

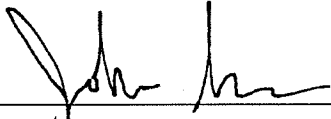
A motion from Larry Crapo and seconded by Pamala Ganger to stop the Board Meeting at 6:49 p.m. and to reconvene at 7:00 p.m. to Budget Ratification Meeting.

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

Submitted for Board review and approval.

Holly Bullock, Community Manager

APPROVED BY:

A handwritten signature in black ink, appearing to be "John", written over a horizontal line.

Board Secretary