

**GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AGENDA**

**POSTPONEMENT NOTICE DATED
MARCH 16, 2020**

**PLEASE BE ADVISED THIS MEETING IS BEING
POSTPONED DUE TO THE WASHOE COUNTY LIBRARY
CLOSURE OF SOUTH VALLEY LIBRARY.**

**Notices will be posted to the Association's Website and Emailed
when a new date is confirmed.**

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: 5:30 p.m. on Tuesday, March 24, 2020 ** NOTE TIME CHANGE**

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

January 27, 2020 Board Meeting Minutes
February 11, 2020 Special Meeting Minutes

Review/Motion

IV. REPORTS

Manager's Report

Discussion

V. FINANCIALS

A. Review and acceptance of the December 2019 to January 2020 financials

Review/Motion

VI. UNFINISHED BUSINESS

A. Update on CC&R Revision in process with attorney.
B. Reserve at Monte Vista – discussion regarding nonpayment on park fees.
C. By-Law Amendment for fiscal year and board election terms.

Review/Motion

Review/Motion

Review/Motion

VII. NEW BUSINESS

- A. Action to approve the 2020-2021 Operating and Reserve Budget.
- B. Action to approve proposal for the 2020 Year End Tax Returns.
- C. Action to approve EBMC Management Contract Renewal.
- D. Action to approve proposal for weed abatement along Mt. Rose Hwy.

Review/Motion
Review/Motion
Review/Motion
Review/Motion

VIII. ANNOUNCEMENTS

IX. NEXT BOARD MEETING DATE

Monday, April 27, 2020 – South Valley Library – 6:00 p.m.

Tuesday, May 26, 2020 Budget Ratification and Board of Directors Meeting – EBMC 5011 Meadowood Mall Way, Ste. 200, Reno, NV 89502

- 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.