

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 13, 2021

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

Board Members absent None

Others Present: Kevin Berg, EBMC Community Manager

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 Zoom Meeting.

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

President Larry Crapo called the meeting to order at 6:08 p.m. All of the five Directors were present and a quorum was established.

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

There were no owner comments made at the Member's Forum.

APPROVAL OF MINUTES

February 16, 2021 Board of Directors Meeting Minutes were reviewed. **Motion:** Larry Crapo moved to approve the February 16, 2021 Board meeting minutes as presented. Jaime Aranda seconded the motion. Motion carried unanimously.

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 –
The Board reviewed the financial reports for March 2021.

As of March, operating was at \$40,958 and reserve account was at \$26,460. **Motion:** Pam Ganger moved to approve the financial reports as presented. Jaime Aranda seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

Update on Park Amendment Revision

Mr. Crapo said this was turned over to the attorney for enforcement. Mr. Berg said this is included in the executive meeting. There is an issue and the Board noted they are trying to work it out and have made some progress and it appears that the county is on their side.

CC&R and By-Law Amendment Update

Mr. Crapo said the Board made a valiant effort to go door to door to get signatures to try to consolidate the CC&Rs. There is a sizeable number that did not respond. The list was given to him regarding the ones who did not respond and he thought it might be good to send the information out with postpaid envelopes. A cover letter was discussed.

Mr. Crapo said he wants to talk about the trashcan issues. After reading the CC&Rs, he as a Board discussed this and he personally is not against trashcans behind fences but the CC&Rs do not state this. He said this is called out in other associations that they should be behind the fence. For some reason, there was a lot of slack when it was brought up and there seems to be some distress from the Board and now they trying to get more signatures to get the CC&Rs consolidated and not changed. The language notes them as 'unsightly' but specifically not stating trashcans. He asked the Board if they disagreed and everyone was in agreement.

NEW BUSINESS

2021 Newsletter

Mr. Crapo said Holly did it in the past and Kevin said to let them know what needs to be in the newsletter and EBMC will copy and paste it into the newsletter. The Board noted that they need a paragraph regarding the ones who have not responded and Pam said she will do this. Garage sale is an announcement and Kevin will put it in the newsletter as Saturday, May 22. Mr. Crapo also spoke about architectural changes and to make sure they find out the steps in order to submit.

Management Contract Renewal

Mr. Berg said the contract expired on March 31st. Mr. Crapo asked Jaime if there were any other bids when the contract was renewed the last time and Jaime said there were none. He said they thought it would be good to stay with current management for a number of reasons and therefore would not be a good idea to change. Mr. Berg said there is a 5% increase. Mr. Aranda said the original was \$5 per home. Mr. Berg noted that the total of \$1,330.80 per month with a total count of 248 homes comes to \$5.56 per house. **Motion:** Larry Crapo moved to renew the management contract as presented. Jaime Aranda seconded the motion. Motion carried unanimously.

2021/2022 Proposed Budget

Ms. Ganger said she did not have a chance to review the budget yet. Mr. Berg said it is a balanced budget and towards the bottom notes a net operating income of \$71 under budget. It is based on the past 12 month expenses from a report that generates all general ledger items per month. Ms. Ganger said it sounds reasonable with the exception of a recent accident where there were some incurred costs and received some insurance proceeds to cover this. Mr. Berg said he was unaware of this. Ms. Ganger noted that they could accept the budget with the caveat that after taking a look at it that there might need to make adjustments and review next month. Mr. Berg said results need to be mailed back to homeowners by June 1st, which gives enough time. A 15-day notice prior to the budget ratification meeting will need to go out within 30 days of the budgeted year. Mr. Crapo asked about management fees on the budget and he said it does not appear to take in the new increase which would be \$16,506 from noted \$16,209. Mr. Berg said it

was a full year starting April 1 and Kevin said it is July 21 until June 22. The management fee was further discussed. Mr. Berg said they can approve the budget as there will not be any additions, but asked Pam her thoughts to change line item amounts but keep it within budget. She said she would like to look at it line by line and make sure she agrees with the numbers. She will let him know if there are any discrepancies. She is fine with a preliminary approval in case there are minor changes. In reference to legal costs, Larry said if all goes well with Gayle, they can reduce legal spending according, which would give some flexibility. **Motion:** Pam Ganger moved to tentative approve the 2021/2022 proposed budget as presented. Larry Crapo seconded the motion. Motion carried unanimously.

NEXT BOARD MEETING DATE

Board of Directors Meeting – May 25, 2021

MEMBER'S FORUM

No one wished to speak at this time.

ADJOURNMENT

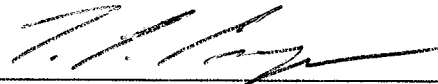
There being no further discussion to be held, a motion was made by Larry Crapo, seconded by John Grecu to adjourn at 6:33 p.m. and to reconvene in Executive Session.

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

Submitted for Board review and approval.

Linda Woosypiti, Recording Secretary

APPROVED BY:



Board Secretary PRESIDENT, HCA