

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
February 16, 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

Homeowners Present: Bill Dixon and Judy Baatrup

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 6:03 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**

October 27, 2020 Board of Directors Meeting Minutes were reviewed. **Motion:** Jaime Aranda moved to approve the October 27, 2020 Board meeting minutes as presented. John Grecu seconded the motion. Motion carried unanimously.

**REPORTS**

**Community Manager’s Report**

Kevin Berg did not present a report at this time.

**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 November 2020.

Pamala Ganger said she had not reviewed the December financials but did review checks and payables which were fine. **Motion:** Pamala Ganger moved to approve the unaudited financials as presented. John Grecu seconded the motion. Motion carried unanimously.

## **UNFINISHED BUSINESS**

### **Update on Park Amendment Revision**

Mr. Berg said he spoke to Kern's office and a letter was sent to Lindsey who replied saying he will contact the county who has not responded yet. Kern's office said they will contact the county or Lindsey and get this moving along.

### **Update Whites Creek Park Maintenance from Legal**

Larry Crapo noted this was discussed above.

### **CC&R and By-Law Amendment Update**

Mr. Berg said there was a total of 108 responses out of 249. Mr. Crapo said they thought there would be more as they had a door-to-door campaign. He asked if they could get the ones out who did not respond and he also noted regarding the off-site homeowners. He also said they would let the Board take care of them page by page. Mr. Berg said paid postage would be a good idea as well as door to door. He said we could give them a list of who has not responded. Mr. Crapo said they have a spreadsheet with a tally and could reconcile with the new count. He said there is a high bar to achieve to change the CC&Rs and legally have to keep chipping away at it. Jaime Aranda said they have more success walking than depending on the mail as people tend to ignore HOA mail.

### **Website Update**

Mr. Grecu said they have not met since the middle of fall and Tania said the last place was waiting for an understanding of what they were supposed to do before they talked to them. In discussion of the feedback from Judy, they gave her the impression that there was supposed to be a lot more dialogue and Board meeting updates and minutes were supposed to be done in a timely manner, but if there is no documentation as to what they can do, it is hard to manage. Mr. Crapo asked if Kevin if he could find the agreement from Dragonfly Media. Ms. Williams said the challenge is that they are good and easy to work with, but that there is a communication gap or flow that needs to be reconciled. Mr. Berg asked if they could supply a template and Tania said the website is up but just out of date and there are some recommendations that they would like to make to revise it, but did not know who is supposed to communicate to them. Mr. Berg noted that a Board member would be ideal as management could possibly convey incorrect information. Ms. Williams said she would set up a call with John. Ms. Ganger said Holly used to email the Board minutes to Dragonfly media for information on the website. She did not know if there is an issue with this and someone would need to put these things up and Kevin said it would be between her and John after receiving the minutes from EBMC. Mr. Grecu said he and Tania will follow up.

## **NEW BUSINESS**

### **2021 Newsletter**

The garage sale in the spring was discussed as to be included into the newsletter. Mr. Berg noted that he will look for a draft of it or if a new one could be generated. Another item would be to add the CC&R revision information. Mr. Berg asked if anything should go in the newsletter regarding cleaning up property and Larry said to note that spring is coming up and clean-up of leaves and yard is important to sure they are in compliance. Mr. Berg said he and Jaime saw

some homes that could use painting and yard work. A proposed date for the yard sale was discussed, possibly in April or May, possibly on May 22<sup>nd</sup>. The Board agreed that this would work and should be noted in the newsletter. The Facebook page for Galena County Estates was discussed as another item that could be in the newsletter. Another item would be to remind people of the speed limit throughout the community as it is 25mph.

**NEXT BOARD MEETING DATE**

Board of Directors Meeting – March 23, 2021  
Annual Meeting – March 23, 2021

**MEMBER'S FORUM**

Judy Baatrup said when the snow plow went around there were some corners damaged and she wanted to know if the county knew. Mr. Berg said he contacted the county and they have a work order and indicated it could be done within the next few weeks unless there is more bad weather. He said that he and his assistant have followed up with the county.

Larry Crapo said that Whistler Ridge crack seal was missed and Kevin made a note of that to let them know.

**ADJOURNMENT**

There being no further discussion to be held, a motion was made by Larry Crapo, seconded by John to adjourn at 6:27 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 ~~SECRETARY~~ PRESIDENT