

GALENA COUNTRY ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 25, 2021

Board Members Present: Jaime Aranda, Pamala Ganger, John Grecu

Board Members absent Larry Crapo

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

Community Manager Kevin Berg called the meeting to order at 6:10 p.m. Three of Five Directors were present and a quorum was established.

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

A homeowner asked the Board if keeping trash cans concealed was being requested on the ballot. *The Board stated, not at this moment*

APPROVAL OF MINUTES

April 13, 2021 Board of Directors Meeting Minutes were reviewed. **Motion:** John Grecu moved to approve the April 13, 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 \$38,538 and reserve account was at \$26,467. **Motion:** Pam Ganger moved to approve the financial reports as presented. John Grecu seconded the motion. Motion carried unanimously.

UNFINISHED BUSINESS

New Board Member

Mr. Berg spoke to the Board and let them know that Cynthia Reed would like to volunteer to be on the Board of Directors. Ms. Ganger would like to make sure that Ms. Reed fills out a candidate form. Ms. Reed stated she will complete and return the candidate form once management sends it to her. **Motion:** John Grecu moved to appoint Cynthia Reed to Board of Directors. Jaime Aranda seconded the motion. Motion carried unanimously.

CC&R and By-Law Amendment Update

Mr. Berg gave a count update to the Board and Membership. There are currently 116 Yes for the CC&R Amendment and 106 Yes for the Bylaw Amendment. Nothing was discussed in regards to future mailings of the ballots.

NEW BUSINESS

Updating existing website

Mr. Berg spoke to the Board about updating the website, this was brought up by the volunteer who maintains the website. The Board discussed and made the decision that it is not worth the investment at the moment and that the website should actually be simplified.

CORRESPONDENCE

Fire clean up

Ms. Reed spoke to the Board regarding a program that will educate homeowners on how to prevent fires in their neighborhood by cleaning up all vegetation that can cause fires. Ms. Reed will be setting up a meeting with the department so they can speak to all owners who would like to attend regarding this program.

Garage Sale

The Board spoke in regards to the Garage Sale that the community held. Due to the weather, it didn't go as well as they had planned. The owners requested to hold another Garage sale if possible. The next Garage Sale will be June 5th.

NEXT BOARD MEETING DATE

Board of Directors Meeting – June 29, 2021

MEMBER'S FORUM

An owner asked who is qualified to do the compliance walk through.

Mr. Berg stated that EBMC has a compliance team who does the drive through.

ADJOURNMENT

There being no further discussion to be held, a motion was made by Pamala Ganger, seconded by John Grecu to adjourn at 7:14 p.m. and to reconvene in Executive Session.

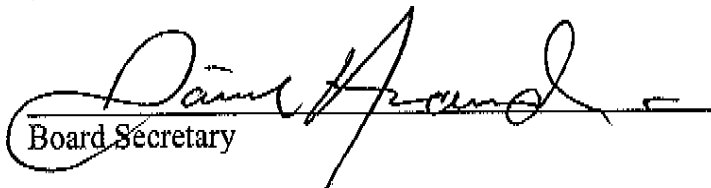
An Executive Session to discuss non-compliance issues, hearings and delinquency matters was conducted after the Board Meeting.

Submitted for Board review and approval.

Lesley Zepeda, Recording Secretary

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APPROVED BY:


Board Secretary