

# GALENA COUNTRY ESATES **BOARD OF DIRECTORS MINUTES**

**April 12<sup>th</sup>, 2022**

Board Members Present: Larry Crapo, Jaime Aranda, Pamela Ganger, Cynthia Reed, John Greco (6:13PM)

Board Members Absent: None

Others Present: Kevin Berg, Community Association Manager  
Richard Layton, Recording Secretary

**I. CALL TO ORDER/ESTABLISHMENT OF QUORUM** – quorum established at 6:03PM

**II. MEMBERS FORUM** – Homeowner Judy, sign losing power. Battery replacement approximately \$40 purchased by Judy. New panel will be moved out of the shade to avoid loss of power. Reimburse \$114.99+ tax 2275 Stowe

**III. APPROVAL OF MINUTES** – Pam motions to approve 2-15-2022 BOD minutes with Larry seconding. All in favor.

**IV. FINANCIALS** – As presented by Pam: Combined totals \$93048.66. Revenues and expenses on track and normal. Pam motions to accept with Jaime seconding. All in favor.

**V. UNFINISHED BUSINESS** –

a) Bylaws signed and will go back to attorney and Homeowners. CC&R's will move forward with Bylaws quorum majority required. Larry motions to proceed to petition courts with Pam seconding. All in favor.

b) Nothing further from Gale/Kern. Monte Rosa will be kept on future Agendas.

c) Reserve update and consultation will be investigated by Community Association Manager (Kevin Berg) No motions required

**VI. NEW BUSINESS** –

a) Garage sale date will be 5-14-2022 and date will be corresponded with homeowners.

b) Waiting for a start date for NV Energy Grant wildlands brush reduction on north side of Galena Country Estates.

c) Simplified Homeowner email registration form on Galena Country Estates website.

d) Minutes availability will be addressed and made available in a timely fashion. Minutes will be emailed as soon as they are available to be uploaded.

e) Community Association Manager (Kevin Berg) will follow-up on letter and Forest Service Agreement to be sent to the homeowner who did not sign up for free help cleaning wildland brush from his back property last summer. Board packets and agendas will be emailed to entire Board.

f) Average Landscape item possibly consolidated into one item. Will average the annual landscape item to budget appropriately. Review to approve by next meeting...

g) Increase in new contract. Contract amounts reviewed and correct amount paid. Pam motions to approve with Larry seconding. All in favor.

**VII. CORRESPONDENCE** – None at this time.

**VIII. NEXT BOARD MEETING DATE** – May 17<sup>th</sup>, 2022

**IX. MEMBER'S FORUM: (Open Forum) None**

**X. EXECUTIVE SESSION** – *to immediately follow 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.*

**IX. ADJOURNMENT** – Motion to Adjourn by Larry, second by John. All in favor. 7:08PM

Respectfully Submitted for Board Review and Approval:  
APPROVED,

\_\_\_\_\_  
Board Secretary

