

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
August 15, 2023**

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:05pm by L. Crăpo. The meeting was held in the Raley's Meeting Room A/B | 18144 Wedge Parkway, Mt Rose Highway

Board Members Present: Larry Crăpo President
 Jaime Aranda Vice-President
 Cynthia Reed Secretary
 Pamela Ganger Treasurer
 John Grecu Director

Management Present: Paige Boesen Associa Sierra North

Guests/Homeowners: Six (6) owners were present

DETERMINATION OF QUORUM

Five (5) of Five (5) Directors in attendance; this establishes a quorum.

HOMEOWNER COMMENTS

- Fence items were discussed at the last meeting; this owner's neighbor has excessive weeds/vegetation growing through his fence; how can this be resolved? It was recommended he speak with the neighbor and ask him to trim his vegetation. Last year the neighbor trimmed his tress and broke this owner's roof; nothing was repaired, or assistance offered. This is not an issue the association can work with due to it being a neighbor-to-neighbor issue.
- The fence on the north and south end of this owner's home is not on the property line; this was brought up at the last meeting. It is now a mute issue
- Owner walks the neighborhood daily and wanted to bring to the boards and other owners' attention that some of the areas are public land, the north side of the community along the dirt paths. They can be used as walking paths per the county and are considered an easement. The person(s) walking should be sensitive to the owners and not impede along the private areas or leave any debris/dog waste on the walkways.
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MINUTES

Board Meeting Minutes for May 9, 2023

MOTION: J. Aranda moved to approve the May 9, 2023 Board Meeting minutes with a correction. L. Crăpo seconded

Discussion ensued: Cynthia Reed is a secretary and not a director. Please correct and submit to the board for signature

Motion carried by majority

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for May 31, 2023 were presented. Full financial reports were provided to the board to include the current year-to-date financial statement of the association, and current year-to-date schedule of revenues and expenses for the operating and reserve accounts. The Board is provided with current reconciliations of the operating and reserve accounts and the latest account statements prepared by the financial institutions in which the accounts of the association are maintained

MOTION: P. Ganger moved to accept the May 31, 2023 financials as presented. L. Crăpo seconded.

Discussion ensued; P. Ganger reviewed and discussed. Ask for a summary of the Reserve at Monta Rosa Park

Assessments. The summary should include the amount paid, the late fees and may result in sending the community to collections. As of the end of June the park assessment should have been paid in full by June 2023. Where are they at with payments and past due amounts.

Motion carried by majority

ASSOCIATION BUSINESS

Discussion on Fall Newsletter

C. Reed will make the requested changes to the newsletter and send it to management for processing of sending to residents and post to TownSq. Any residents without email should have the newsletter mailed to them

Discussion on Earth Moving Equipment near White's Creek Trailhead/Weir

The area was shown to have heavy water flow and large tire tracks could be seen in the dirt/muddy area

Discussion on TownSq and Its Benefits

The TownSq platform is beneficial to the community and the board. It allows the board to look at the balance sheet and delinquencies on their own time. It also allows owners to view their accounts and make payments.

There is an architectural submittal area; however, this is one area of TownSq. in which the association is charged for submittals. It is usually a minimal fee. Speak with Associa about merging the association website to TownSq and the cost for transition. Will the website remain the same along with keeping the email address of info@galenacountry.com Update the board with costs and they can decide if they want to move forward with merging the two platforms

Discussion on Common Area Discrepancies -LKG/ Gayle Kern's Response

There has been no correspondence from LKG. Management will contact them with a request for an update.

Discussion on Fire Wise Ditch Update/Lack of Ditch Maintenance

Portion of the common areas were cleaned through the fire wise team. The ditch areas that were missed due to fire season and the work had to stop

Discussion on Curb Address Numbers

It was recommended by the fire wise representatives that curb addresses should be painted on the curbs, possibly use a paint that is reflective so it can be seen at night. If owners want to paint the curbs, this is their option, and they will need to cover the cost and maintenance.

Ratify the Approval of the Common Area Flower Purchase

The flowers for the common area were purchased by J Aranda in the amount of \$17.41.

BOARD ANNOUNCEMENTS /COMMENTS

None

HOMEOWNER COMMENTS

- The community is in need of a third person for the architectural committee. Add this request to the newsletter.

LEGAL ACTION

The Board has reviewed all violations and delinquencies and has taken the proper steps to address all issues as is allowed by NRS 116. (This item will be noted on future agendas, and I will state the same thing at every meeting unless legal issues begin). **There is no legal action or mediation at this time.**

NEXT MEETING DATE / ADJOURN

The next meeting is scheduled for November 6,2023 at 6:00pm.

Being no further business, the meeting was adjourned at 7:01p.m.

**MOTION: L. Crāpo moved to adjourn the Board of Director's Meeting at 7:01p.m. J. Aranda seconded.
Motion carried by majority**

Respectfully Submitted by:

Paige Boesen, CMCA, AMS
Associate Director
Supervising Community Manager
Associa Sierra North

Approved by:


Board Representative
Ironstone Homeowners Association