

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
November 7, 2023

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:07pm by P. Ganger. The meeting was held in the Raley's Meeting Room A/B | 18144 Wedge Parkway, Mt Rose Highway

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

Board Members Absent: Larry Crāpo Director

Management Present: Paige Boesen Associa Sierra North

Guests/Homeowners: Six (6) owners were present

DETERMINATION OF QUORUM

Four (4) of Five (5) Directors in attendance; this establishes a quorum.

Accept the Board Resignation Letter from Larry Crāpo

MOTION: J. Aranda moved to accept the resignation letter from Larry Crāpo stating he was resigning from the board president seat. J. Grecu seconded
Motion carried by majority

Selection of Officers to Fill President Position

MOTION: J. Aranda moved to seat P. Ganger as President/Treasurer. The other board members will remain the same. J. Grecu seconded

Pamela Ganger President/Treasurer
Jaime Aranda Vice-President
Cynthia Reed Secretary
John Grecu Director

Motion carried by majority

HOMEOWNER COMMENTS

None at this time

MINUTES

Board Meeting Minutes for August 15, 2023

MOTION: C. Reed moved to approve the August 15, 2023 Board Meeting minutes with a correction. J. Grecu seconded

Discussion ensued: the minutes received are improvements to the prior management minutes

Motion carried by majority

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for June 30, 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 June 30, 2023 financials as presented. J. Aranda seconded.

Discussion ensued; It was noted the Associa accounting team is working on the July-September 2023 financials.

A draft financial report was printed for the board to allow for reviewing of the most current financial status. P. Ganger reviewed and discussed the financials with the members present
Motion carried by majority

ASSOCIATION BUSINESS

Discussion on Reserve at Monte Rosa Park Payments (Possible Action Item)

It was noted the Reserve at Monte Rosa continues to make payments as agreed and appear to have paid the legal settlement portion of the park agreement. No action will be taken as long as proof of payment can be presented to the board. Continue to speak with accounting and update the board as necessary.

Discussion on Common Area Discrepancy-Kern's Office Response

C. Reed presented the common area map to the owners present to show the areas that the association maintains but it isn't in the associations name as legal owners. It was stated the board has contacted the assessors' site to inquiry about a quit deed. Due to the developer no longer existing, the process was sent to the legal counsel. The cost to have the property deeded to the association would be at a cost of approximately \$7,000.00 - \$8,000.00 or more. At this time the community does not have the funds to cover the cost of the legal action.

Discussion on Fire Wise Goals for 2024-2026

The 2024-2026 fire wise goals were provided to the board and members. This information form can be posted to the website and TownSq. in order to allow all owners to know the happenings of the fire wise work. C. Reed will update the form and send it to the management team for posting.

Discussion on Fire Wise NDF Ditch Cleaning

The four ditch areas that can be seen have been cleared as of today. C. Reed inspected the area and took photos of the cleared ditches. It is a large improvement to the community and assists with fire protection.

Discussion on Architectural Concerns

The committee would like to update the process. There are four (4) committee members at this time, they are as follows:

Deanna Newcomb, Hal Wrentmore, Kelly Toulouse, Richard Reed

How does the board know what the committee approves? This is on file with the management team.

If an owner completes an improvement without permission, how is this handled? The management team sends a letter to the owner with an architectural request. The owner needs to complete the request and send back to the management team; it then goes to the committee for review and comment. All approval letters are mailed/emailed by Associa to the owners when approved. The board appreciates the committees time and thanks them for their hard work

Discussion on Status of Common Area Discrepancies with Assessors Office (LKG)

Duplicate line item- no discussion or action

Review Rules & Regulations for Landscaping and Driveway Inspections

The drafted rules & regulations were presented to the board. They would like to review them to make any necessary changes and/or updates. This item will be added to the next agenda for possible approval

BOARD ANNOUNCEMENTS /COMMENTS

None

HOMEOWNER COMMENTS

- Owner received a violation for his driveway. Does this mean the driveway must be replaced? J. Aranda explained the letters were sent to owners as a notice that their driveways are aging and may require repairs, not necessarily replaced. The filling of the cracks is acceptable to preserve the health of the concrete.
- Some owners are not understanding the letters about the driveways. The cracks along the driveways should be addressed to keep the concrete and/or asphalt from deteriorating as a faster pace. Can the driveway letters be more specific/detailed to allow for understanding? Yes, this can be updated within the letters. The owners can also speak with the board to better understand the issue. The aprons of the driveways between

the concrete and streets are owned by the county and not the owner; a permit is required through the county.

- The fruit trees on assorted homes are dropping a lot of fruit and not picking up the mess. This will need to be addressed

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 January 22, 2024 at 6:00pm.

Being no further business, the meeting was adjourned at 7:20p.m.

MOTION: J. Grecu moved to adjourn the Board of Director's Meeting at 7:20p.m. J. Aranda seconded. Motion carried by majority

Respectfully Submitted by:

Approved by:

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

Board Representative
Ironstone Homeowners Association