

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
January 22, 2024

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:05pm 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
	Larry Crăpo	Director

Board Members Absent: John Grecu Director

Management Present: Paige Boesen Associa Sierra North

Guests/Homeowners: Four (4) owners were present

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

None at this time

COMMITTEE UPDATES

Architectural – it has been quiet, not much is going on for new architectural applications

Firewise – Kelli Nevills accepted a new position within the fire wise department and can no longer assist with Galena Country Estates. Truckee Meadows Fire has taken over with communications. John McInturff with the grants department stated NV Energy will make decisions on if work can be completed in the future. a) The fire wise team is currently attempting to clear 25' along the back area, along the fence line at the Reserve at Monte Rosa community. b) The two areas that should be addressed are the west area and the south area between Telluride and Mt. Rose Highway. c) The fence behind the rock wall should be addressed further back than what was currently completed; there was 6' to 12' feet currently cleared.

MINUTES

Board Meeting Minutes for November 7, 2023

MOTION: L. Crăpo moved to approve the November 7, 2023 Board Meeting minutes with a correction. J. Aranda seconded

Discussion ensued: the correction was adding the homeowner comment about the business being ran from a private home

Motion carried by majority

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for October 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: L. Crăpo moved to accept the October 31, 2023 financials as presented. C. Reed seconded.

Discussion ensued; P. Ganger reviewed and discussed the financials with the members present

Motion carried by majority

Galena Country Estates
January 22, 2024

2021 Financial Review with CPA-Jackson & Jackson

The Board reviewed the draft financial review. The trial balance and adjusted journal entries were provided to the Associa accounting team

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. The payments are close to being on time and for the future, the Reserve at Monte Rosa manager will process the payments of \$1,152.00 twice a year. One payment in January and the other in July

Rules & Regulations for Property Inspections

Management presented the updated rules & regulations which are derived from the associations CC&Rs. The fine amount was changed to reflect the new NRS116 statute which states that fines can't be staggered; it must be one consistent weekly fine. The fine, for anything other than health, safety and welfare will be \$100.00 every seven (7) days.

MOTION: L. Crāpo moved to accept the revised rules & regulations as presented. C. Reed seconded.
Motion carried by majority

Discussion on Spring Newsletter and Garage Sale Date

C. Reed provided a draft copy of the newsletter. The board members review the newsletter with a request of a few amendments. The final version will be emailed to management for posting. The garage sale date is based on prior year date which will be May 18, 2024

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

We were told via email (on and around Sept. 2023) to put this on hold due to the cost of the legal fees.

Amber's email is stating 15-18 hours. I believe the costs are approximately \$160.00 - \$425.00 per hour. (Admins-Attorneys)

I inquired with the attorneys, and they estimate approximately 15-18 hours from start to finish on this project, assuming there are no objections, which it is hard to imagine why anyone would object. This includes drafting the Complaint and Summons, which are filed in District Court, attempting service and ultimately serving by publication since surely the parties are long gone, preparing and filing a Motion for Default Judgment, followed by the mandatory hearing that the Court will require, and then ultimately preparing the Judgment and Order that will be recorded to convey ownership. The additional costs include the court filing fees, cost of publication, and any attempted service fees.

Discussion on Website – Pros and Cons

At this time the board would like to keep the website; owners are aware of it and can request architectural requests through it. The cost is \$50.00 per month which is the same as having a website with Associa.

Discussion on 2024 Meeting Calendar

MOTION: L. Crāpo moved to approve the 2024 meeting calendar as presented. J. Aranda seconded.

Discussion ensued; P. Ganger reviewed and discussed the financials with the members present

Motion carried by majority

BOARD ANNOUNCEMENTS /COMMENTS

It was notes along the Whites Creek Trail that the water took out a few bridges. This area may belong to the Reserve at Monte Rosa

HOMEOWNER COMMENTS

None at this time

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 March 18, 2024 at 6:00pm. This will be the annual/members meeting and a board meeting

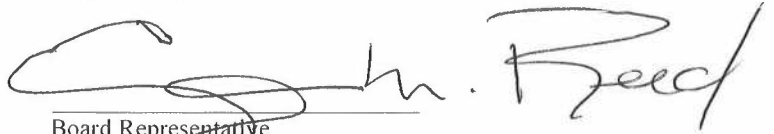
Being no further business, the meeting was adjourned at 7:10p.m.

MOTION: J. Aranda moved to adjourn the Board of Director's Meeting at 7:10p.m. L. Crãpo seconded. Motion carried by majority

Respectfully Submitted by:

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

Approved by:



Board Representative
Galena County Estates Homeowners Association