

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
***MINUTES***  
**March 18, 2024**

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:04pm 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: Four (4) owners were present

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

An owner asked if the violation team comes onto the property to inspect; they have a fence that is invisible from the street, and they didn't want to repair it so access to the neighbor's home is easier. The board stated as long as the wood material is removed, the violation can be closed.

COMMITTEE UPDATES

Architectural – it has been quiet, not much is going on for new architectural applications. There was only one (1) application received.

Firewise – The Fire Adapted Nevada Conference at UNR was attended by Cynthia Reed, Judy Baatrup, and Maggie Verhoef. Representatives from all over the state were present from HOA Firewise representatives to local fire agencies to federal agencies. Galena Country Estates Firewise Committee was invited to Montreux Safety Day on May 4, 2024 to listen to defensible space experts and see how they organize a community event. C. Reed would like to obtain a defensible space evaluation on the Mt. Rose Highway portion of our Common Area to determine what GCE needs to do in the future to keep GCE safe from wildland fires.

TMWA is responsible for inspecting and painting hydrants in the next two years

MINUTES

Board Meeting Minutes for January 22, 2024

**MOTION: P. Ganger moved to approve the January 22, 2024 Board Meeting minutes with corrections. J. Grecu seconded**

Discussion ensued: please make the changes to the fire wise paragraph per C. Reeds' verbiage.

**Motion carried by majority**

FINANCIALS

Current Un-Audited Financials

*The financial reports as prepared by Associa for January 31, 2024 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*

Galena Country Estates

March 18, 2024

**MOTION: C. Reed accept the January 31, 2024 financials as presented. J. Aranda seconded.**

Discussion ensued; P. Ganger reviewed and discussed the financials with the members present. The financials will be posted to TownSq for the owner's review. Working under budget on most items

**Motion carried by majority**

2022/2023 Financial Review with CPA-Jackson & Jackson

Matthew Jackson, CPA stated the association doesn't require an audit/review for the 2023/2024 year.

2021 and 2022 Tax Returns with CPA-Jackson & Jackson

Both tax returns filed as required in prior years

ASSOCIATION BUSINESS

Associa Sierra North Management (Action Item)

**MOTION: J. Aranda moved to approve the Associa Sierra North Management Contract for two (2) years. J. Grecu seconded.**

Discussion ensued; the cost of the contract will be \$1,815.00 per month for the first year and \$1,905.00 the second year.

**Motion carried by majority**

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 check was requested to pay the account in full and they will move forward with paying the assessments at the beginning of each year.

Discussion on Fall Potluck Date/Fire Wise Event

C. Reed stated there will be more information to follow; the event will be tentatively in September. If we have the fall potluck, we plan to invite representatives from TMFPD, Living with Fire, and USFS to pass out information to homeowners.

Discussion on Associa Communication Protocol

It was noted that communications can be limited between the homeowners and Associa customer service. P. Boesen explained when owners call the phone number (775-626-7333), the call is received by a customer service team. If they are unable to assist, the information is passed to the office via an internal program, Branch Access. If message isn't considered an emergency, it can take 24 hours to be received. Owners are welcome to email us, post a message on TownSq or call the direct numbers if available.

BOARD ANNOUNCEMENTS /COMMENTS

It was noted along the Whites Creek Trail that the water damaged the bridge. 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 May 20, 2024 at 6:00pm. The budget will be reviewed at this meeting

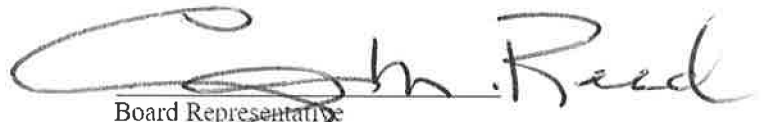
Being no further business, the meeting was adjourned at 7:18p.m.

**MOTION: P. Ganger moved to adjourn the Board of Director's Meeting at 7:18p.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  
Galena Country Estates Homeowners Association