

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
May 20, 2024**

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:02pm 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
	Larry Crāpo	Director

Management Present: Paige Boesen Associa Sierra North

Guests/Homeowners: Two (2) owners were present

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

- The tree at the corner of Mt. Snow and Solitude is overhanging the stop sign. J. Aranda stated he has spoken to the homeowners and requested they trim the tree. Any other areas will be addressed on the next inspection at the end of May

COMMITTEE UPDATES

Architectural – it has been quiet, not much is going on for new architectural applications. One (1) committee member, Deanna Newcomb stated she isn't receiving the emailed submittals. Please confirm the email address and send a test email to her.

Firewise – C. Reed discussed the May 4th Montreux Firewise Event that our Firewise Committee was invited to attend. They were provided additional evacuation tips from the Nevada Department of Forestry which will be included in our handouts to homeowners. Also, some of the GCE Common Area designated in our CC&Rs were never transferred properly to GCE in 1985 from the developer; therefore, the Galena Country Estates Association may not be able to have the NDF or TMFW thin out the wildland brush in the common area running along Mt. Rose Highway. In order to have a quiet title put in the associations name, LKG Law Firm estimates it will cost GCE approximately \$6,750.00 in attorney fees. At this time, the majority of the board does not want to spend money on the common area discrepancy issue.

MINUTES

Board Meeting Minutes for March 18, 2024

MOTION: P. Ganger moved to approve the March 18, 2024 Board Meeting minutes with corrections. J. Aranda seconded

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

Gangers last name requires correction. The corrections will be made, and the minutes emailed to the board.

Motion carried unanimously.

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for March 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

MOTION: P. Ganger accept the March 31, 2024 financials as presented. J. Grecu 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.

Motion carried unanimously

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Galena Country Estates
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2024/2025 Operating and Reserve Budgets

MOTION: P. Ganger approved the 2024-2025 operating and reserve budgets with changes. L. Crāpo seconded.

Discussion ensued; the changes to the budget were increasing GL 5115 Web Maintenance to \$2,100.00 (web designer is completing an upgrade to the website) and GL 6110 Landscape Repair/Maintenance to \$2,400.00 (additional work being completed)

Motion carried unanimously

ASSOCIATION BUSINESS

DragonFly Website Update (Action Item)

MOTION: L. Crāpo moved to approve the DragonFly website update at a cost of \$1,500.00. P. Ganger seconded.

Discussion ensued; the cost of the upgrade is \$1,500.00 and the monthly fee to host the website is \$50.00

Motion carried unanimously

Discussion on Letter Received from the County in Regard to the Reserve at Monte Rosa Park Contribution

LKG Law Firm responded to a letter from Washoe County/Eric Crump in regard to the landscape agreement between Galena Country Estates and The Reserve at Monte Rosa. The letter is on file and is confidential to the immediate parties listed on the letter. Any response from the county will be addressed by LKG Law Firm

Discussion on Fall Potluck Date/Fire Wise Event

C. Reed stated there will be more information to follow; the event will be tentatively September 14, 2024. Volunteers are needed in order to hold the event. The board is discussing food trucks and other ideas. Management will post a survey on TownSq to determine interest in having a potluck and volunteer availability. That information will be used to decide whether to proceed with the event.

BOARD ANNOUNCEMENTS /COMMENTS

J. Aranda spoke with the county about the curb damage caused by the snow removal equipment. Rachelle, county employee, will create a work order to have the areas repaired. The job foreman was present in the community and is inspecting the areas with J. Aranda in order to have all areas corrected at the same time

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 June 17, 2024 at 6:00pm. This is a budget ratification meeting only and board members are not required to attend. A quorum of the board is not necessary

The next board meeting is scheduled for August 27, 2024 at 6:00pm

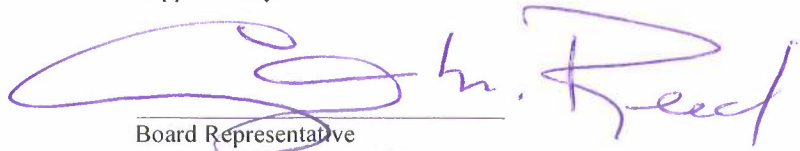
Being no further business, the meeting was adjourned at 7:03p.m.

MOTION: P. Granger moved to adjourn the Board of Director's Meeting at 7:03p.m. L. Crāpo seconded. Motion carried unanimously

Respectfully Submitted by:

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

Approved by:


Board Representative
Galena Country Estates Homeowners Association