

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
August 27, 2024

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:00pm 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

None at this time

COMMITTEE UPDATES

Architectural – no committee report at this time

Firewise Committee

- Proposed project for hazardous fuels reduction project – form provided and included in these minutes
- Maintenance of ditches and fire road easements

MINUTES

Board Meeting Minutes for May 20, 2024

MOTION: L. Crāpo moved to approve the May 20, 2024 Board Meeting minutes as presented. 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 May 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 May 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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ASSOCIATION BUSINESS

Fall Newsletter

The board discussed the draft fall newsletter created by C. Reed. They agreed the Fire Wise information should be updated and resubmitted for review. Upon acceptance, the newsletter will be posted to TownSq.

GCE Website Design – The GCE website is in process of being updated..

Fall Potluck Date/Firewise Information Event – September: the survey posted to TownSq only had 12 responses. One was to be a volunteer and help with the arrangements. Due to lack of interest, the potluck will not happen.

Spring Garage Sale Participation – based on history, there isn't enough interest to hold a garage sale the fall. The spring sale will move forward as in prior years.

Visitors with RV's, Vans and Trailers – there appears to be more RV's, trailers and vans parking in areas which don't comply with the association rules. It would be in the best interest of the residents to contact management if they have any recreational vehicle parked in an area not consistent with the rules of the community for longer than 48 hours.

MOTION: P. Ganger moved to update the rules & regulations to reflect that if RV's, vans and/or trailers are going to be parked in the community, out of the required areas, for longer than 48 hours; management should be contacted. L. Crāpo seconded.

Discussion ensued: the rules & regulations will be updated to reflect the new parking rules. The revised version will require a board signature and resident notification

Motion carried unanimously

BOARD ANNOUNCEMENTS / COMMENTS

J. Aranda stated that TMWA is painting the fire hydrants throughout the community.

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 October 21, 2024 at 6:00pm.

Being no further business, the meeting was adjourned at 6:35p.m.

MOTION: L. Crāpo moved to adjourn the Board of Director's Meeting at 6:35p.m. P. Ganger seconded. Motion carried unanimously

Respectfully Submitted by:

Approved by:

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


Board Representative
Galena Country Estates Homeowners Association