

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
October 21, 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 Member Absent:	Larry Crāpo	Director
Management Present:	Paige Boesen	Associa Sierra North
Guests/Homeowners:	Three (3) owners were present	

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

The Whites Creek path appears to have been cleaned up and the bridge rebuilt. The old bridge is still present and falling apart.

COMMITTEE UPDATES

Architectural – limited submittals: the largest submittal was for an external structure planned to be a workshop

Firewise Committee

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

C. Reed mentioned she walked with Brett Taylor in regard to the fire break areas. They walked along to look at the west end of the community between Galena Country Estates and Reserve at Monte Rosa Association.

The fire hydrants have been painted and the area behind Deer Valley Ct., along the west side, needs to have the vegetation cleared.

MINUTES

Board Meeting Minutes for May 20, 2024

MOTION: C. Reed moved to approve the August 27, 2024 Board Meeting minutes as presented. J. Aranda seconded

Discussion ensued: please make the changes to the website paragraph to state the website update is in progress

Motion carried by majority.

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 August 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 by majority

Discussion of Corporate Transparency Act (CTA)

P. Boesen explained the CTA to the board and what is included in the platform. This act is federally mandated, and the information must be provided through the FenCen Program with Associa at an annual cost of \$495.00 plus \$100.00 for any changes. If the board chooses to opt-out, it must be done by October 31, 2024 and the board members will need to register through the government platform at this own expense.

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ASSOCIATION BUSINESS

GCE Website Design

The GCE website is continuing to be updated. C. Reed will contact the web designer to inquire as to when it will be completed.

Discussion on Cracked Driveway Policy

C. Reed was questioning if the community had a cracked driveway policy. J. Aranda explained the governing documents stipulate the owner's property must be maintained to make sure the appearance of the property is preserved. The violations notices are sent if the cracks are 1/4" or larger. If smaller than 1/4" the owners can use a poxy treatment; anything larger may require replacement. It is recommended the owners contact an expert to obtain ideas on how to seal asphalt driveways and repair/replace concrete/paver driveways.

Discussion on Homes with Dirt Yards

C. Reed stated it was noticed that there are a few yards in the neighborhood that have dirt front yards rather than lawn or attractive landscaping. J. Aranda stated there are a couple of homes in the community with only dirt because they originally had bark, mulch or DG and it has blown away or deteriorated over the years.

BOARD ANNOUNCEMENTS /COMMENTS

J. Aranda stated that the landscape team continues to perform the landscape work in a positive manner. They will also install the holiday lights in November. J. Grecu stated he will purchase some new lights, so the installers have enough lights to cover the entrance.

HOMEOWNER COMMENTS

- The specifications for driveways in the governing documents are non-existent. The portion of the CC&Rs were read allowed by P. Ganger (page 19 of the document). It is required to keep individual properties nice in order to maintain the home values of the community. The owners who have received letters have been cooperative by addressing the issues. This owner expressed that he is upset that driveway letters are sent to owners.

PRIOR EXECUTIVE SESSION/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 December 2, 2024 at 6:00pm.

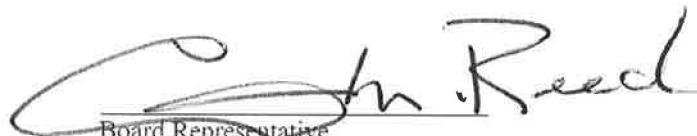
Being no further business, the meeting was adjourned at 6:42p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 6:42p.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
Galena Country Estates Homeowners Association