

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
December 2, 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
	Larry Crăpo	Director

Management Present: Paige Boesen Associa Sierra North

Guests/Homeowners: Three (3) owners were present

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

- How can the owners submit for architectural changes? The board explained they need to submit their plans to the architectural committee through the website or TownSq.

COMMITTEE UPDATES

Architectural – none at this time

Firewise Committee – The committee asked if the Reserve at Monte Rosa was notified about the clearing; all information was sent to their community manager. There is a Fire Wise convention in March; owners are welcome to attend.

MINUTES

Board Meeting Minutes for October 21 2024

MOTION: J. Grecu moved to approve the October 21, 2024 Board Meeting minutes with corrections to the fire wise paragraph. J. Aranda seconded

Discussion ensued: please amend the street name for the clearing of vegetation.

Motion carried unanimously

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for October 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 October 31, 2024 financials as presented. L. Crăpo 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

Discussion of Corporate Transparency Act (CTA)

All of the board members have registered

ASSOCIATION BUSINESS

GCE Website Design

The GCE website is updated, and the invoice has been paid.

Neighborhood Watch

C. Reed was inquiring about the neighborhood watch program. Add this item for discussion at the next meeting in 2025.

BOARD ANNOUNCEMENTS /COMMENTS

C. Reed stated the signs used to remind owners of events are deteriorating and may require an upgrade.

P. Boesen announced that the email program being used is being eliminated. Owners will need to register for TownSq in order to stay in touch with the events, meetings and any information pertaining to the community. Currently there are 147 members registered; any members not registered should be emailed and/or sent a letter via USPS. The board also requested the information be sent to C. Reed so she can post it on the GCE website

HOMEOWNER COMMENTS

NV Energy Utility Boxes-these cannot be changed on owners' properties unless the owner contacts the power company. It is expensive to update them; however, if enough owners work together the cost may be shared and/or NV Energy may agree to update them at their cost. This is not an association issues; however, it was noted as a courtesy.

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 January 20, 2025 at 6:00pm.

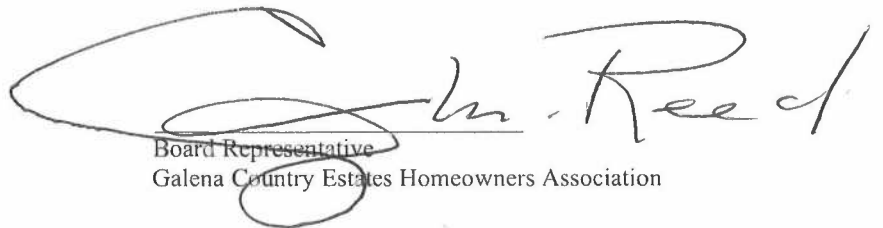
Being no further business, the meeting was adjourned at 6:37p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 6:37p.m. J. Aranda 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