

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MINUTES**  
**January 20, 2025**

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
	Larry Crāpo	Director

Board Member(s) Absent: John Grecu                      Director

Management Present: Paige Boesen                      Associa Sierra North

Guests/Homeowners              Five (5) owners were present

DETERMINATION OF QUORUM

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

HOMEOWNER COMMENTS

Holiday/Decorative Lights – received a letter in regard to the holiday lights. This will be discussed, and the owner updated

COMMITTEE UPDATES

Architectural – None at this time

Firewise Committee – there has been limited contact with the fire wise representatives; this may be due to the fires in CA. In 2024 the committee wanted the west side of the area cleared of fences on Deer Valley Court from Mt. Rose Highway to the ditch on Deer Valley Drive as one of the free days for clearing. However, this area is the property of Reserves at Monte Rosa. C. Reed will contact Brett again and provide an update as to what can be completed in 2025. One board member, J. Aranda will be attending the Fire Wise Convention in March with C. Reed and homeowner, J. Baatrip.

MINUTES

Board Meeting Minutes for December 2, 2024

**MOTION: L Crāpo moved to approve the December 2, 2024 Board Meeting minutes with corrections to the fire wise paragraph. C. Reed seconded**

Discussion ensued: there are no changes to be made. The approved minutes will be posted to TownSq.

**Motion carried by majority**

FINANCIALS

Current Un-Audited Financials

*The financial reports as prepared by Associa for November 30, 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 November 30, 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.

**Motion carried by majority**

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### ASSOCIATION BUSINESS

#### Neighborhood Watch

C. Reed contacted the Washoe County sheriff's office to inquire about the Neighborhood Watch Program. The signs are at a cost to the association and if owners are interested, they can contact the management company and/or board to discuss this item. The owners can have a meeting with the sheriff's department to learn how to keep the neighborhood safe. Signs can be purchased at this time to install at assorted areas. Add the information to the newsletter and as a survey on TownSq.

#### Fire Hydrant Flags

Purchase of the metal posts/flags for the fire hydrant areas. The reflective posts/flags are 4' tall and show the hydrant areas when snow is present and/or if the power is out, it will assist emergency vehicles. At this time, the association currently uses inexpensive reflective posts have worked, and there is no need to have additional flags purchased.

#### Event Signs (2)

The event signs would be used to notify the association of community events. The cost would be under \$400.00 for two (2) signs.

**MOTION: C. Reed moved to purchase two (2) new event sign at a cost to not be more than \$400.00. L. Crāpo seconded. Motion carried by majority**

#### Defensible Space Maintenance Goals

Some of the areas in which the association has been maintaining in not in the association's name. C. Reed feels this needs to be addressed in order to clear the fire hazards in the open areas. The trees along Mt/ Rose Highway should be lifted further, and the weeds/sagebrush removed, if possible by the landscape team. If the board doesn't want to spend the legal fees to have the property deeded into the Galena Country Estates name, the board needs to spend the funds to clear the areas further. The cost to have the legal team quick deed the property from the developers who no longer exist would be a legal fee of approximately \$7,000.00. C. Reed will ask Brett from TMFD to inspect the properties and/or possibly meet with the board. Adaptive NV is a group who works together to find resolutions on creating defensible space.

#### Community Garage Sale

May 17, 2025 is the date set for the community garage sale.

#### Missing Dog Waste Sign

The sign to remind dog owners to pick up their dog waste at Whites Creek Park is missing. The maintenance team with Washoe County did not take the sign. The county will research and install a new sign.

#### 2025 Board Meeting Calendar

The 2025 board meeting calendar was reviewed by the board. It is approved as presented

#### Spring Newsletter Items

There are assorted items being added to the newsletter. C. Reed should include the in information about NV Energy turning off electricity if there are high winds. It may be a good idea to purchase a generator.

### BOARD ANNOUNCEMENTS /COMMENTS

None at this time

### HOMEOWNER COMMENTS

- The areas/homes along the back of Whites Creek have a back area that includes wild vegetation. Are these areas, on private property, cleared by the defensible space program or is it owner responsibility? It is recommended that these owners contact C. Reed, and she can request assistance on the owner's behalf.
- A generator install should be requested through the ARC committee if it is a permanent fixture. If the generator is portable, there is no need for ARC approval.
- The architectural committee is in charge of reviewing the submittals for landscape and any other exterior changes. All owners are required to submit a plan prior to making changes.
- Vehicles are parked along the street on Telluride Drive overnight which may create a safety issue when the kids play outside, and the dog is outside unleashed. Due to the streets being public/county maintained, anyone can park on the streets.

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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 March 10, 2025 at 6:00pm. This will be an annual members / board meeting and executive

Being no further business, the meeting was adjourned at 6:56p.m.

**MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 6:56p.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

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Board Representative  
Galena Country Estates Homeowners Association