

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 10, 2025

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at pm 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
Board Member(s) Absent:	Larry Crāpo	Director
	John Grecu	Director
Management Present:	Paige Boesen	Associa Sierra North
Guests/Homeowners	Ten (10) owners were present	

DETERMINATION OF QUORUM

Three (3) of Five (5) Directors in attendance; this establishes a quorum.

SELECTION OF OFFICERS

MOTION: C. Reed moved to leave the officers in the same seats. J. Aranda seconded. All in favor, motion carried by majority

HOMEOWNER COMMENTS

An owner stated this was their first Christmas in the community. They received a holiday light violation in mid-January. A lighting resolution is being discussed at this meeting.

COMMITTEE UPDATES

Architectural – If there are members who would like to be on the committee, how do they address this? The committee members speak with owners to recruit them, or members can email the management team at Associa. It may be a good idea to create a charter which states the committee understand the governing documents and how to read plans. The committee can select its members and involve a board member to understand the decision making.

Firewise Committee – Firewise Committee organizing a Fire Preparedness talk by Brett Taylor, TMFPD, on the evening of Monday, April 28, 2025, at 6 pm. at Raley's Gathering Room A&B. Six (6) members are attending a conference on March 17, 2025 at UNR. It includes multiple fire professionals who can educate the members about the fire concerns in and around the community. C. Reed provided a fire wise project document for review and information. Galena Country qualifies for multiple days of free work due to be members of the Fire Wise Program.

MINUTES

Board Meeting Minutes for January 20, 2025

MOTION: C. Reed moved to approve the January 20, 2025 Board Meeting minutes with corrections. J. Aranda seconded

Discussion ensued: C. Reed has corrections which will be made. The corrected minutes will be sent to the board

Motion carried by majority

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FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for December 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 December 31, 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. (Check on GL 4908)

Motion carried by majority

2023 Tax Return

MOTION: P. Ganger acknowledged the approval the 2023 Tax Return mailed on 2/25/25. J. Aranda seconded.

Motion carried by majority

2024 & 2025 Financials Review and Tax Engagement Letter

MOTION: P. Ganger acknowledged the approval the 2024 & 2025 Financial Review and Tax Engagement Letter. C. Reed seconded.

Discussion ensued: the financial review is at a cost of \$1,900.00 & \$1,950.00

Motion carried by majority

ASSOCIATION BUSINESS

Neighborhood Watch

P. Boesen created a survey through TownSq asking owners if they would be interested in the neighborhood watch program. According to the survey, 17 owners were interested and four (4) were not interested. C. Reed will contact the Washoe County sheriff's office to schedule a meeting 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.

Holiday Lighting Policy

The board reviewed and discussed the draft policy. It was read out loud to the members present in detail. Changes were made, the revised documents should be emailed to the board for signature

MOTION: P. Ganger moved to approve the revised lighting policy. J. Aranda seconded.

Motion carried by majority

Event Signs (2)

The event signs would be used to notify the association of community events. The cost was \$227.89 for two (2) signs.

MOTION: P. Ganger acknowledged the purchase two (2) new event signs at a cost of \$227.89. J. Aranda seconded. Motion carried by majority

BOARD ANNOUNCEMENTS /COMMENTS

None at this time

HOMEOWNER COMMENTS

- There is a home with multiple utility trailers in the rear of the home along with tractor type equipment.

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.**

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NEXT MEETING DATE / ADJOURN

The next meeting is scheduled for May 12, 2025 at 6:00p.m.

Being no further business, the meeting was adjourned at 7:38p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 7:38p.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