

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
May 12, 2025

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:05pm by L. Crăpo. 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 (arrived at 6:58PM)
	Jaime Aranda	Vice-President
	Cynthia Reed	Secretary
	Larry Crăpo	Director
	John Grecu	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

- Why are the park rangers in the Whites Creek Park? The association was not notified as to why they are present. The new park ranger is making himself present to keep the park clean and to verify the rules are being followed. It is necessary to keep the dogs on leash or animal owners are subject to fines. C. Reed would like to find out if the community can address the park issues to allow areas which the dogs can run off-leash. Add the idea of making an off-leash park by coordinating with the county. Add this to the next meeting agenda

COMMITTEE UPDATES

Architectural – J. Baatrup reviewed the architectural submittals that have been submitted and approved since the last meeting. Is there a time limit on storing a dumpster in the community when doing remodeling or work? NO, the governing documents do not mention anything

Firewise Committee – C. Reed provided a TMFPD Firewise Scope of Work Proposal for fuels reduction next to GCE homeowner fences on the west side. This is an undeveloped open-space land belonging to The Reserve at Monte Rosa Homeowners Association. Galena Country qualifies for four free days of work due for their efforts as members of the Firewise USA Program.

1) Fire Preparedness by Brett Taylor, TMFPD

Donald - NV Department of Forestry, Michaela-Living with Fire and others spoke about the importance of fire preparedness. The fire protection seminar was attended by 40 people; they are important and include a lot of information.

C. Reed provide examples of fire prevention vents and explained the advantages of having them. They are Vulcan Vents and assist with the prevention of the embers entering your home.

Brett Taylor provided a written document for the owners which included a map showing the high fuel areas in the common areas. Some of these areas are not owned by the association.

2) Enforcement on removal of wild brush in ditches& along the fence line (owner property)

C. Reed stated the NV Division of Forestry assisted in cleaning the ditches throughout the community. They are now overgrown again; the owners need to clear the areas.

Galena Country Estates
May 12, 2025MINUTESBoard Meeting Minutes for March 10, 2025**MOTION: C. Reed moved to approve the March 10, 2025 Board Meeting minutes. J. Grecu seconded**

Discussion ensued: C. Reed has corrections which will be made; her additions will be sent to management.

Motion carried unanimouslyFINANCIALSCurrent Un-Audited Financials

The financial reports as prepared by Associa for April 30, 2025 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 moved to accept the April 30, 2025 as presented. J. Aranda seconded.

Discussion ensued; the board questioned GL 4908 at the prior meeting. This GL is required to defer reserve net income per ACS 606 (ASC 606 is an accounting standard whose goal is to provide more transparency, comparability, & reliability of revenue recognition). GL 6199 should be used only for park assessments

Motion carried unanimouslyReserve Study Proposal – Better Reserve Consultants

Mari Jo Betterley provided a bid for a reserve study update only. The cost is \$500.00.

MOTION: L. Crăpo moved to suspend the approval of the bid for the reserve study update. J. Aranda seconded.

Discussion ensued; the board is requesting a cost for a full study and add defensible space into the list of reserve items

Motion carried unanimously2025-2026 Operating and Reserve Budgets**MOTION: J. Grecu moved to approve the 2025-2026 operating and reserve budget as presented. C. Reed seconded.**

Discussion ensued; there will be no increase in assessments.

Motion carried unanimouslyASSOCIATION BUSINESSNeighborhood 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. The board will appoint a liaison for the neighborhood watch program. At this time, C. Reed will not have time to be the liaison and will need to have another person volunteer. L. Crăpo volunteered to be the liaison.

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: C. Reed moved to approve the revised lighting policy. J. Aranda seconded.

Discussion ensued; C. Reed would like to amend the policy to include details on assorted holidays. The policy should read one (1) month prior to the holiday, the decorations can be installed and one (1) month after each holiday, they must be removed.

Motion carried by majorityOrganizing a meeting with Mike Clark and Washoe County – Common Area Discrepancies.

C. Reed and J. Baatrap have arranged to meet with county to discuss options.

Community Garage Sale

The garage sale is scheduled for May 17, 2025. C. Reed will post announcement

BOARD ANNOUNCEMENTS /COMMENTS

None at this time

HOMEOWNER COMMENTS

- None

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 August 25, 2025 at 6:00p.m.

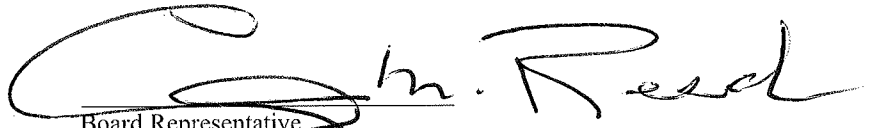
Being no further business, the meeting was adjourned at 7:09p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 7:09p.m. J. Aranda seconded. Motion carried unanimously

Respectfully Submitted by:

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

Approved by:


Board Representative
Galena Country Estates Homeowners Association