

**GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
October 13, 2025**

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:05pm 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 Six (6) owners were present, sign in sheet on file

DETERMINATION OF QUORUM

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

GUEST SPEAKER

Teresa with Washoe County Sheriff's Department – Neighborhood Watch Program
Teresa did not attend the meeting.

HOMEOWNER COMMENTS

- None

COMMITTEE UPDATES

Architectural – There have been five (5) submittals provided to the committee since the prior meeting. It appears the Architectural flow chart isn't being followed as requested. The flow chart was given to management and the board for reference. The committee has five (5) days to review the request after they receive it; upon sending it back to the management team, the board members are included in the email and are allowed no less than three (3) days to review the committee approved request. If the board doesn't respond to the approval email within three (3) days, the approval letter can be sent to the owner. A calendar reminder should be placed by the management team to prompt them to send a letter after three (3) business days. Please reference the flow chart with any questions.

Firewise Committee – C. Reed reported that she is currently processing the Firewise renewal for 2025. Brett Taylor contacted her to inform that the grants for spring work have been canceled due to budget constraints. Although they had hoped to offer two (2) free days of brush clearing, they are unable to proceed with this initiative at this time.

Applying for the NV Fire Chief grant in 2026 was suggested as an alternative. Galena may include The Reserve at Monte Rosa as part of a "Good Neighbor" extension.

C. Reed expressed appreciation to J. Aranda for coordinating brush clearing efforts on the Mt. Rose common area with the association's landscape team. In addition to clearing, the team removed 4' of lower limbs from trees. This allowed the crew to remove wildland brush from under the trees.

MINUTES

Board Meeting Minutes for August 25, 2025

MOTION: P. Ganger moved to approve the August 25, 2025 Board Meeting minutes with minor changes. J. Grecu seconded Motion carried unanimously

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FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for September 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 September 30, 2025 financials as presented. J. Grecu seconded.

Motion carried unanimously

ASSOCIATION BUSINESS

Discussion on Common Area Discrepancies.

C. Reed and J. Baatrap stated there was no response from the Washoe County Commissioner. They also spoke with the member of the Estates at Mount Rose. It was noted that the road construction complicated residents ability to leave the community if there was a fire; however, Washoe County Emergency has a plan if needed.

Discussion on Fall Newsletter

C. Reed updated the fall newsletter, and it was posted on TownSq and the association website. C. Reed stated no less than 37 people have read the newsletter. All future newsletters will be posted to both the website, TownSq along with emailing all residents.

BOARD ANNOUNCEMENTS /COMMENTS

L. Crāpo stated he feels a code of conduct policy should be established. A sample policy will be provided; if approved, management will amend it to abide with the associations documents.

He also noted that the paint on the signs at the entrance is peeling. Inspect and address after the first of the year.

HOMEOWNER COMMENTS

- An owner stated he received a letter of non-compliance which provided him a "jump start" to clean up his yard. He thanked the board for making sure the community remains beautiful

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 were two (2) hearings for landscape maintenance.

There is no legal action or mediation at this time.

NEXT MEETING DATE / ADJOURN

The next meeting is scheduled for December 1, 2025, at 6:00p.m.

Being no further business, the meeting was adjourned at 6:39p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 6:39p.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