Associa
Sierra North

10509 Professional Circle, Suite 200, Reno, NV 89521 775.626.7333
Bringing positive impact and meaningful value to every community.

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
December 1, 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
Board Members Absent:	John Grecu	Director
	Larry Crāpo	Director
Management Present:	Paige Boesen	Associa Sierra North
Guests/Homeowners	Two (2) owners were present, sign in sheet on file	

DETERMINATION OF QUORUM

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

GUEST SPEAKER

Teresa Aquila with Washoe County Sheriff's Department – Community Liaison & Neighborhood Watch Coordinator. Officer Aquila attended the meeting to discuss the neighborhood watch program with the board and members present. She provided her history with Washoe County Sheriff's Department which included 48 years of service.

The purpose of the neighborhood watch program is to:

- Make you aware of the steps you and your neighbors can take to make your home more secure against crime,
- To show you how you and your neighbors can help each other protect your entire neighborhood, and
- Make local law enforcement agencies more effective in the fight against crime through YOUR involvement and participation.

Benefits of neighborhood watch:

- Deters criminal activity
- Creates a greater sense of security and reduces fear of crime
- Builds bonds with neighbors; people look out for one another
- It stimulates neighborhood awareness
- Reduces the risk of becoming a crime victim; it reduces the physical, financial, and psychological costs of crime
- Instructs residents on how to observe and report suspicious activities in your community
- Addresses quality of life issues and mutual interests in your community

Starting a Neighborhood Watch Group:

Create a survey on TownSq asking how many residents would be interested in activating the neighborhood watch program in the community. Officer Aquila will provide a report of the crime statistics in the Galena Country Estates area so the information can be included in the TownSq survey

Decide on a date and place for an initial NEIGHBORHOOD WATCH meeting.

Contact your local law enforcement agency. Request that a crime prevention officer come to a meeting of your group in the near future to discuss NEIGHBORHOOD WATCH and help assess your community's problems and needs. Inquire about crime statistics for your area, but bear in mind that crime is typically under-reported. Ask that the officer bring to your meeting a list of local and national contacts that will assist you in organizing and keeping your program going along with samples of NEIGHBORHOOD WATCH signs, decals, and literature. As a reminder, signs should be posted only on private property, whether owner property or association common area property. If placed on county or city property, they may have it removed.

Contact as many of your neighbors as possible, asking them:

- If they feel at risk of being burglarized or being the victim of other crimes
- If they have taken any steps to protect their homes, and
- If they would be willing to attend a meeting to organize a NEIGHBORHOOD WATCH group in your area.

You may be surprised to learn how many of your neighbors' lives have already been touched by crime and don't report it. If the crime is not reported, it typically can't be addressed.

HOMEOWNER COMMENTS

- None

COMMITTEE UPDATES

Architectural – There have been a few presented to the committee. One home had an approval; however, the submittal appeared to misrepresent the actual size of the finished product. The board agreed to look at the structure. However, due to the submittal being approved, the structure will be permitted; however, future structures of this size may be denied based on committee and board discretion. Also, prior to this structure, metal buildings were not approved. Due to the fire hazards presented by wood structures, this has changed. If the wood structure is constructed with fire resistant products, it would be considered.

Firewise Committee – C. Reed reported that the fence line along the south side of the community, Telluride Drive, was cleared by the landscape team. Thank you Jaime for arranging this work. It is the first time it has been cleared.

MINUTES

Board Meeting Minutes for October 13, 2025

MOTION: J. Aranda moved to approve the October 13, 2025 Board Meeting minutes with minor changes. C. Reed seconded
Discussion ensued: the minor change was an extra comma. This was corrected
Motion carried by majority

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for October 31, 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 October 31, 2025 financials as presented. J. Aranda seconded.
Discussion ensued: P. Ganger reviewed the financials with the members present. The association appears to be in good financial condition.
Motion carried by majority

ASSOCIATION BUSINESS

Discussion on Common Area Discrepancies.

C. Reed wanted to readdress this item because she was exploring additional opportunities to have the areas put into the associations name at a minimal cost. After speaking with a retired real estate attorney and Washoe County Commissioner, Mike Clark; it was determined because the property is not in the name of Washoe County, the transfer of ownership would be complicated and costly. The option of hiring a title report may be an option. This allows an expert to research the APN numbers and possibly find additional information on the deeded parties. The cost could be under $500.00
It may also be an insurance liability since the associations insurance only covers the common area which is in the associations name. C. Reed's concern is if there is an issue with the landscape team in the areas not deeded to the association. It was stated that the landscape company carries their own insurance which protects everyone.
Homeowners should also carry their own insurance to cover any accidents or incidents that happen on their property.

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Galena Country Estates
December 1, 2025 Minutes

2026 Meeting Calendar

The 2026 Meeting calendar will be posted to TownSq and this is considered the association notice of meetings. There will be no need to mail or email agendas to the owners unless they aren't registered with TownSq. The agendas will continue to be posted to TownSq for the owners to review and print.

The annual/election meeting is scheduled for March 16, 2026. There will be four (4) open seats and candidacy forms will be emailed, mailed and posted to the owners in January.

BOARD ANNOUNCEMENTS /COMMENTS

The community yard sale is planned for May 16, 2026. Additional information will be provided closer to the date.

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 March 16, 2026 beginning at 6:00pm. This is a board meeting and the annual members meeting.

Being no further business, the meeting was adjourned at 7:23p.m.

MOTION: C. Reed moved to adjourn the Board of Director's Meeting at 7:23p.m. J. Aranda seconded. Motion carried by majority

Respectfully Submitted by:

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

Approved by:

Board Representative
Galena Country Estates Homeowners Association