

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
March 23, 2026

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:39pm 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
	Kate Whitfield	Director

Management Present:	Paige Boesen	Associa Sierra North
	Fredly Weaver	Associa Sierra North

Guests/Homeowners Two (2) owners were present, sign in sheet on file

DETERMINATION OF QUORUM

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

SELECTION OF OFFICERS

MOTION: L. Crāpo moved to leave the officer positions as they are. Kate Whitfield will be seated as a director. J. Aranda seconded
Motion carried unanimously

HOMEOWNER COMMENTS

- None

COMMITTEE UPDATES

Architectural – The architectural submittals are increasing. The submittals received have been responded to. So far the direction of the architectural committee is moving in a positive direction with quick responses and follow-up

Firewise Committee – C. Reed expressed that six (6) Galena Country Estates owners attended the Fire Adapted Nevada Summit at UNR. Attendees are very involved with creating fire-aware communities around both northern and southern Nevada. Galena Country Estates and Reserve at Monte Rosa submitted support letters to the Nevada Fire Chiefs Association for Truckee Meadows Fire PD Grant proposal to create a 30' fire break between our subdivisions on the west side. Also, sagebrush and rabbitbrush located in the Galena Country Estates common area on the south side needs to be reduced by 50% and cuttings to be chipped in order to cover exposed areas to reduce weeds.
Look for Fire Adapted 431 on social media links to connect with news and education sites.

MINUTES

Board Meeting Minutes for December 1, 2025

MOTION: P. Ganger moved to approve the December 1, 2025 Board Meeting minutes with minor changes. C. Reed seconded
Motion carried unanimously

Galena Country Estates
March 23, 2026FINANCIALSCurrent Un-Audited Financials

The financial reports as prepared by Associa for February 28, 2026 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 February 28, 2026 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 unanimously

New Collection Policy

MOTION: L. Crapo moved to adopt the new collection policy as presented. J. Aranda seconded.

Discussion ensued: Policy is outdated. The Associa addendum A costs were slightly increased as well. The increased fees were items which the association is charged and the owners receiving letters are also charged.

Motion carried unanimously

ASSOCIATION BUSINESSAssocia Sierra North Management Agreement – Renewal

MOTION: L. Crapo moved to approve the Associa Sierra North Management Agreement as presented. P. Ganger seconded.

Discussion ensued: the management agreement renewal is for two (2) years and includes six (6) meetings a year along with eight (8) compliance inspections. The cost for the first year is \$2,000.00 per month; an increase of \$95.00 per month through March 31, 2027. As of April 1, 2027, the monthly cost is \$2,060.00 per month through March 31, 2028.

Motion carried unanimously

Discussion on Storage Boxes in the Associa Warehouse

The board discussed eliminating the six (6) boxes in the Associa warehouse. Please inspect the boxes and if they can be purged, please move forward on this action. If the contents require keeping, please provide a cost to scan to a flash drive and/or the unit files on the Associa shared drive.

Discussion on Clearing of the Brush Around Utility Boxes

The board discussed clearing of the brush/vegetation around assorted utility boxes. If the utility boxes are on owner property, it is the owner's responsibility to address this, and letters can be sent to them. The areas will be inspected on the next compliance drive.

Discussion on Result of Survey for Green Waste Dumpsters

There was a total of eight (8) votes in favor of the dumpsters. C. Reed updated Waste Management and requested they have three (3) on-site in assorted areas for the owner's convenience. C. Reed will update the remainder of the board and management with the dates; the information will be posted to TownSq.

BOARD ANNOUNCEMENTS /COMMENTS

The neighborhood watch program is moving forward with a limited amount of interested owners

The board welcomed Kate Whitfield to the Board of Directors.

It was noted that an Architectural and Maintenance Resolution should be created in order to allow owners to be aware of their responsibilities. The management team will create a draft resolution and email it to the board for review.

HOMEOWNER COMMENTS

- None

PRIOR EXECUTIVE SESSION/LEGAL ACTION

Galena Country Estates

March 23, 2026

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 May 18, 2026 beginning at 6:00pm.

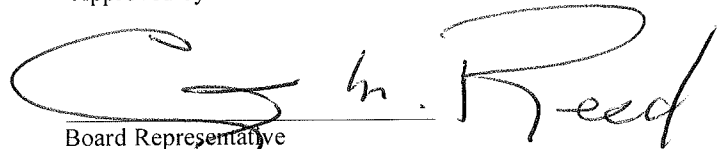
Being no further business, the meeting was adjourned at 7:22p.m.

MOTION: P. Ganger moved to adjourn the Board of Director's Meeting at 7:22p.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