

GALENA COUNTRY ESTATES HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES
May 18, 2026

CALL TO ORDER & INTRODUCTIONS

The meeting was called to order at 6:03pm 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
	Kate Whitfield	Director

Board Members Absent:	Larry Crāpo	Director
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Management Present:	Paige Boesen	Associa Sierra North
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Guests/Homeowners	Two (2) owners were present, sign in sheet on file
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DETERMINATION OF QUORUM

Four (4) of Five (5) Directors in attendance; this establishes a quorum.

HOMEOWNER COMMENTS

- None

COMMITTEE UPDATES

Architectural - J. Baatrup

There are approximately six (6) submittals outstanding. The committee requested that all submittals be resent to the committee in order to be reviewed. Due to travel and other situations, the committee members require the need to review further.

Firewise Committee – C. Reed

- Green Waste Dumpster Discussion

The dumpsters are scheduled to be in the community from May 22nd – May 26, 2026. They will be located in three (3) separate locations throughout the association.

- Firewise USA event participation

The Firewise committee would like to have additional owners, residents and neighboring communities to become involved with the participation in the Firewise events.

- Fire Adapted-431 on social media and meetings

It is recommended that owners and residents look into the Fire Adapted-431 social media links in order to connect with news and educational sites

- Green Waste Day (May 3, 2026) participation

C. Reed was very involved with this task. She assisted owners throughout the community with clearing vegetation around the homes, filling dump trailers, and hauling the green waste to the designated location.

- Simple defensible space standards for inspection (design resolution)

a) to include removal of junipers and other flammable plants from structures

The creation of a standard resolution was created by C. Reed. P. Ganger stated the need to create rules was already include the expectations for weed and landscape requirements. Their hard work is appreciated; however, the need to create another resolution and/or document for the owners to follow is not necessary.

Galena Country Estates
May 18, 2026

Larry Crăpo, Director - arrived and joined the meeting at 6:45pm

MINUTES

Board Meeting Minutes for March 23, 2026

MOTION: P. Ganger moved to approve the March 23, 2026 Board Meeting minutes with minor changes. C. Reed seconded

Discussion ensued: the changes were requested by C. Reed. She provided a printout of how she wanted the Firewise Committee update information written.

Motion carried unanimously

FINANCIALS

Current Un-Audited Financials

The financial reports as prepared by Associa for April 30, 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 April 30, 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

2026/2027 Operating and Reserve Budgets

MOTION: K. Whitfield moved to approve the 2026/2027 operating and reserve budgets with minor changes. J. Aranda seconded.

Discussion ensued: the change in the budget was to decrease the annual legal amount from \$1200.00 to \$1096.00.

It was also noted that there are seven (7) boxes in the Associa warehouse. The board would like them to be inspected to verify if they are documents that are required to be kept. If they are necessary, provide a cost to scan and store online.

Motion carried unanimously

June 2026 Financial Review and Tax Return Engagement Letter

MOTION: P. Ganger moved to approve the engagement letter with the mentioned corrections. L. Crăpo seconded.

Discussion ensued: it was noted the date on the letter is March 15, 2026. Also, the letter doesn't provide a cost for the tax return.

The board will approve the engagement letter for the financial review with the correction of the date. They will also move forward with approving the engagement of Hilburn & Lein, CPAs for the tax return as long as the cost isn't over \$500.00

Motion carried unanimously

ASSOCIATION BUSINESS

Association Insurance Renewal – Menath Insurance (CAU)

MOTION: L. Crăpo moved to approve the association insurance with Menath Insurance (CAU) with corrections. P. Ganger seconded.

Discussion ensued: the corrections required are the board member contact name and email address along with the community management firm contact number. The policy also stated the association takes care of snow removal. There was also a street listed on the policy which isn't a street in the community.

The Cyber insurance policy required a signature; however, the document received was unclear. It was resubmitted and approved.

Motion carried unanimously

Discussion on Community Yard Sale

The board discussed the community yard sale. It went well; however, the involvement was limited.

Discussion on Purchasing Yard Sale Signs

The board approved the purchase of two (2) yard sale signs at a cost of \$32.43. They were purchased by C. Reed; she will be reimbursed by the association.

Discussion on the Purchase of Recognition Signs

There was a discussion on purchasing "thank you" signs to be presented to residents who completed the work with Firewise. It was decided that certificates can be printed through personal printers if necessary.

Galena Country Estates

May 18, 2026

Discussion on the Neighborhood Watch Program

There has been no activity or community interest shown in regard to the neighborhood watch program. The information received from the survey on TownSq. will be sent to the L. Crapo for follow-up.

Residents stated there is a lot of speeding happening throughout the community. Owners & residents will need to contact the Washoe County Sheriff's Department to report this activity.

BOARD ANNOUNCEMENTS /COMMENTS

The board thanked Cynthia Reed for her hard work with Firewise

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 17, 2026 beginning at 6:00pm.

Being no further business, the meeting was adjourned at 7:32p.m.

MOTION: P. Ganger moved to adjourn the Board of Director's Meeting at 7:32p.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