

Galena Oaks Property Owners Association
Regular Board Meeting Minutes
Saturday, April 26, 2025 – 9:00am

Meeting was called to order at 9:07am

Location: Pond

Board members present:

Rob Miller, President; John Herza, Vice President; Margaret Jasinski, Secretary; Linda Rega, Treasurer; John Jackson; John Beyer; Linda Day

Board members absent: None

Other attendees: Sal Balice, Jill Jackson

SECRETARY'S REPORT

The minutes from the October 26th Board meeting were read. A Motion was made to approve (Herza) and was seconded (Jackson); the Board voted to approve the minutes as read. The Minutes from the April 1st Board meeting (via Zoom) were read. A motion was made to approve (Rega) and was seconded (Herza); the Board voted to approve as read.

We reviewed the list of current Facebook members. It was agreed that immediate family of property owners can be approved with owner's approval. A couple of names were not recognized by anyone present and will be removed from our Facebook private group.

TREASURER'S REPORT

- Funds in all accounts total \$30,651 at present, including CDs.
- The Treasurer clarified that we are not tax-exempt
- The BOIR filing required by the Treasury Department does not apply to us per a very recent IRS ruling. The Treasurer will un-do our filing as far as possible.
- The 25% deposit for the upcoming cattail project has been sent to JD Lake Service
- Reminder: We want to reimburse you if you are using your own vehicles, equipment, or materials on a community project. We encourage you to supply a tally in writing to the treasurer.
- The Board voted unanimously to approve the 2025-2026 Budget as presented by the Treasurer.

OLD BUSINESS

Lawn care – our new contractor for lawn service is Brandon Havens out of Scales Mound. He plans to mow on Friday mornings. John H. will inquire about having him do a one-time weed treatment. Residents who need their property mowed can contact Havens Lawn Care for information or a quote.

NEW BUSINESS

Pond – Cattail removal by JD Lake Service is scheduled for May 31.

Culvert repair – Three contractors gave quotes on repair of the culvert drain. Quotes ranged from \$2,500 to \$4,000. The firm giving the low quote (R. Goodwin) seems well-experienced. The Board agreed that the repair is necessary this year. The Board is also interested in getting a pond assessment from a civil engineer, so we have the ‘big picture’ in mind as we address pond issues.

John J will confirm with R. Goodwin that we will likely proceed with him on the repair and will ask if he needs a deposit. He will also see if R. Goodwin knows of a civil engineer that could assess our pond. John H. will try to identify an engineer as well. We would hope that we can have an engineering report in hand in the next 6-8 weeks.

The pond plan at present is: cattail removal May 31; culvert/drain repair and engineering assessment in June-July; pond dredging to come (time unknown, but not this year); and possible shot rock along the banks when all work is completed.

A Motion was made (John J) and seconded (Linda R.) to proceed with Randy Goodwin as the contractor to repair the discharge pipe area, unless an engineering assessment suggests that that plan be modified. All voted in favor.

Rules & regulations – Although a form letter might be useful to quickly notify Owners of unsafe situations or violations of ordinances, each situation is quite unique. The question of fallen trees on Lot #27 which overhang neighboring lots was discussed. Rob will draft a letter to be sent to that owner saying the unsafe situation must be rectified within 30 days.

The April 2021 list of expectations of owners was distributed. It was felt that we should formalize these as GOPOA’s Rules and Regulations, so Owners have a common understanding of expectations. If Board members have ideas for additional ‘rules’ for consideration, please forward to the Secretary who will compile them for Board review.

Short Term Rentals – It has been two years since Owners voted on whether to limit STR’s in the community. At that time the Amendment to the Covenants to limit did not pass. There are now 5 licensed STRs. Eight properties have changed hands in the past two years, and three more properties are currently on the market. The Board is aware that many owners still wish for a limit; and many other owners do not. Since this is a time-sensitive question (the number of licensed STRs will likely increase over time, not decrease), the Board agreed to take a new vote this year on an Amendment to limit. Since we now know the legal process to take this vote, our attorney costs should be limited. A timeline and updated documents will be developed.

Meeting adjourned 11:02 am
Submitted by: M. Jasinski
Approved: 6/28/25