

Galena Oaks Property Owners Association
Regular Board Meeting – Minutes
Saturday, October 26, 2024

Meeting was called to order at 9:05am

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:

SECRETARY’S REPORT (Jasinski)

The minutes from the August 31 Annual meeting were read. A Motion was made to approve (Day) and was seconded (Jackson); the Board voted to approve the minutes as read. The Minutes from the August 31 Special Board meeting were read. A motion was made to approve (Jackson) and was seconded (Rega); the Board voted to approve as read.

TREASURER’S REPORT (Rega)

- The fundraisers held on 8/31/24 raised \$847.
- GOPOA’s existing 13-month CDs mature on December 1. The Treasurer reported on options for these at maturity. A motion was made (Rega) and seconded (Jasinski) to put the funds in 8-month CDs at the rate of 4.25%. The Board voted to approve.
- Funds in all accounts total \$32,410 at present, including CDs.
- The Treasurer will clarify our tax-exempt situation and report to the Board.
- The Treasurer reminded us that we will need to issue 1099’s early next year for individuals or firms who were paid over \$600 in 2024 by GOPOA.

NEW BUSINESS

Culvert repair – Cost to repair the culvert would be approximately \$160 for drain tile (about 100 feet), fill, and stone. Aglime is also recommended. The Board endorsed the project; volunteer labor will be used.

Pond - The pond is not leaking at present. A recommendation was made to add a manhole and pipe at a cost of about \$500 to further reduce the chance of future leaks. Hopefully, the work can be completed this fall while the water level is low. Volunteer labor would be used.

Reimbursement of volunteers' direct costs - The Board discussed the fact that some volunteers are using their own equipment and vehicles to perform work or bring in materials. The Board voted to reimburse direct costs of those volunteers (such as mileage, gas). Volunteers are asked to submit a tally of their direct costs for payment.

Mowing - The Board will soon begin requesting quotes for 2025 mowing services. John Herza will spearhead the effort. Please direct suggestions of individuals or firms to him.

Shelter - The idea of constructing a shelter of some kind near the Pond is still alive. Initial thinking is to have a cement floor and no walls. The idea is still developing.

Form letter - It was recommended that a form letter be developed to send to owners who are in violation of our covenants or local ordinances, to make our response to special situations prompter and more consistent. The Secretary will work on a draft of such a letter.

Rules & regulations – There have been various versions of rules in past years; at present these are not codified and are not widely seen by Owners. Although the Board envisions GOPOA to have a light hand in making and enforcing rules, there are certain situations that merit attention for the safety and welfare of the community. Complaints brought to the Board by owners will be heard; such complaints should be in writing to a Board member.

Wally Mika – The Board noted the impact of Wally Mika's passing in regard to maintenance of common areas as well as for those homeowners who had been using his services for years. A letter will be sent to all homeowners to make them aware of his passing, as they may need to make other arrangements for future care of their property.

Meeting adjourned 10:30am

Submitted by: M. Jasinski

Approved: _____

Next Board meetings: April 26, June 28, Aug 30 (annual meeting)

	Terms expiring:	Election results:
Fall 2022	Linda Day, Bob Rega	Bob Rega, Doug Boisvert
Fall 2023	Karen Andersen, Margaret Jasinski	Margaret Jasinski, Linda Day
Fall 2024	Rob Miller, John Herza, John Jackson	Rob Miller, John Herza, John Jackson, John Beyer, Linda Rega
Fall 2025	John Beyer, Linda Rega	