

**MEETING MINUTES**  
**GALENA OAKS PROPERTY OWNERS' ASSOCIATION**  
**Regular Board meeting – April 22, 2023 –9:00am**  
**Location: Lot #47 (Herza's)**

Call to order at 9:03am

Board members present: Rob Miller, John Herza, Bob Rega, John Jackson, Margaret Jasinski

Board members absent: Doug Boisvert, Karen Andersen

Other attendees: Samantha Lacy, Kevin Renne, Linda Day, Chad Griffith, Michelle Griffith, Dee Tinerella, Monty, Terri Palermini., Linda Rega

Secretary's Report

The minutes of the October 29, 2022 meeting were read and approved.

Treasurer's Report

- The check register for June 1 to April 15 was presented. There were no questions.
- Linda Rega (CPA) offered several recommendations to improve GOPOA's financial practices. They are attached here as part of the Minutes. The Board welcomed her suggestions and intends to adopt them.

Old Business

**STATUS OF ATTORNEY WORK REGARDING LEASING OF PROPERTIES:** In advance of the meeting, the Board was emailed copies of the draft Resolution, draft Amendment, and draft Ballot that were prepared by KSN regarding leasing of GOPOA properties. Several comments were offered at the meeting to clarify a few sections of the Amendment. We will take those up with the attorney for clarification. In the Amendment the maximum number of short-term rentals is drafted as four; the maximum number of 'regular' rentals is drafted at 20% of GOPOA properties (13). Those limits are not firm at this point; the Board very soon needs to decide if those limits seem 'right'.

Our proposed timeline for voting on the Resolution and Amendment is as follows:

- a. Send June 24th meeting notices by early June (with copy of Amendment and Ballot, as well as instructions for mail-in voting)
- b. June 24: Board votes on whether or not to adopt CICAA
- c. June 24: Members vote (in person and mail-in) on Amendment regarding leasing of GOPOA properties.

Legal expenditures thus far have been \$1,463 (3.8 hours over 3 months). There will be additional expenditures to complete this project.

New Business

**POND CLEANUP** – A pond cleanup is planned for May 20 (9am) with June 3 as rain date. In addition to tending to the pond, we hope to paint/stain and otherwise beautify the shed that was generously donated by Dennis Both (#55). As a side

note, we collectively recalled that a Pond Committee was defined in 2022; we will check past Minutes to see who is/was on it....

Announcements / Other

**LONG-RANGE WISH-LIST**

- A shelter in the common area near the pond would be an asset, for use by Members and their guests and for Board meetings. No funds have been allocated for this wishlist item, and no action taken.
- A trail that circles the entire pond would be a nice feature. No funds have been allocated for this wishlist item, and no action taken.

**GOLF CARTS / ATVs / UTVs** – A question was raised about use of recreational vehicles in the community. By tradition, it seems that local law enforcement does not concern themselves with policing this, but we are well aware that this could change quickly if unsafe conditions are reported. All Members are again reminded to be **SAFE** and **COURTEOUS** in their use of all vehicles, and please do not speed.

**DIP IN ROAD** near Lot #4 has been noted. The County would be responsible to fix this as it worsens.

Meeting adjourned at: 10:15am

Submitted by: M. Jasinski

Approved on: June 24, 2023



**Next Board meetings: Sep 2**

	Terms expiring:	Election results:
Fall 2020	Curt Spallone, Margaret Jasinski	Margaret Jasinski, Karen Andersen
Fall 2021	Rob Miller, John Herza, John Jackson	Rob Miller, John Herza, John Jackson
Fall 2022	Linda Day, Bob Rega	Bob Rega, Doug Boisvert
Fall 2023	Karen Andersen, Margaret Jasinski	