

Galena Oaks Property Owners Association
Regular Board Meeting – Minutes
Saturday, October 21, 2023

Call to order at 9:07 am
Location: Lot #65

Board members present: Rob Miller, John Jackson, Bob Rega, Linda Day, Doug Boisvert,
Margaret Jasinski
Board members absent: John Herza (work)
Other attendees: Dave Andersen

SECRETARY'S REPORT

The minutes from the Sep. 2 annual meeting were read. A motion to approve was made (Day) and seconded (Rega); all voted in favor. The minutes from the Sep 2 Post meeting were read. A motion to approve was made (Day) and seconded (Boisvert); all voted in favor.

TREASURER'S REPORT

The check register for June 1 to October 15 was presented. Fundraisers and donations totaled \$625. Cash donations totaling \$100 covered some picnic costs and the cost of the hot dog meal at the poker run.

OLD BUSINESS

The dead tree on lot #29 was removed, with the owner's permission and payment.

NEW BUSINESS

Fidelity insurance – The Board discussed whether or not to purchase fidelity insurance and felt it unnecessary. (Quoted at \$198/year.) However, as a small financial safeguard a motion was made, seconded, and approved to require a second Board signature for any expenditure over \$500 that is out of the ordinary. Additionally, it was suggested that a limit of \$500 be set on the debit card.

Proposed budget prep timeline (to adhere to CICAA) – a handout was provided to guide the Board as the FY04/05 budget is prepared. Work will begin in early 2024.

Savings account - It was decided to establish a separate savings account to hold monies collected from fundraisers, so that those funds will be separate from Dues monies that are relied on for normal operations. Fundraiser funds would support capital improvements in the common area; having a separate account will promote clearer tracking and accountability between Dues funds and Fundraiser funds. This year's fundraiser proceeds (\$625) will be used to start the account.

Dues for lots without resident structure – It was noted by a resident earlier in the year that there is a conflict between the Covenants and the Bylaws in regard to dues for properties without a resident structure. Since the Covenants take priority, a motion was made, seconded and approved to amend the Bylaws to remove the line that states "Any member owning an additional lot adjoining theirs, with no resident structure, shall be assessed only half the annual payment due for the vacant property." All Board members were in favor. Letters will be sent to the two affected homeowners informing them of the Dues increase next year on their vacant lot.

Fiber internet – Board member Doug talked with Sand Prairie about having a line dropped at the Pond (Lot #67) while they are in the process of wiring the community for fiber internet. There would be no cost for this installation, so GOPOA is now on the list for a line drop there. This does not commit GOPOA to a monthly account. It was felt we would wait and see how the fiber rollout goes, and think about whether having a live ‘node’ at the pond would benefit our owners in a cost-effective way.

Fencing – To complete the fencing project which delineates the boundary between common areas near the pond and private property, it was proposed to allot funds to purchase a number of additional fence segments, at a total cost of about \$250 or less. The Board voted to approve the purchase. Labor will be donated.

Remote attendance at Board meetings – The Board will keep this topic open for further discussion, as there are a number of factors to consider.

Revisiting the Short Term Rental issue – A number of owners have said that they think they ‘voted wrong’ on the amendment last June. It was felt that communication was confusing, and the issue was overly complicated. The Board discussed whether there was a desire to reaffirm the vote in the near term (e.g., in 2024?) after doing a better job of communicating with Owners; and whether the process could be less formal. It was decided that we will contact attorneys at KSN to ask one or two simple questions that would guide the Board in how or whether to proceed with a new vote on the STR issue. The Board was reminded that if an Amendment were passed, and if the community does not have a plat of survey on file at the County, that a new survey would likely need to happen (cost unknown). Rob volunteered to check with the County on the existence of a GOPOA plat of survey.

Meeting adjourned at 10:32am

Submitted by M. Jasinski

Approved: May 4, 2024 (note: at the meeting, we thought the STR vote (in final paragraph above) happened in September, not June, so voted to amend the Minutes. However, afterwards the Minutes on the website were checked; the STR vote happened June 24, 2023)

