

Galena Oaks Property Owners Association
Regular Board Meeting – Minutes
Saturday, May 4, 2024

Call to order at 4:30 pm
Location: Lot #15 (Beyer's)

Board members present: Rob Miller, John Herza, John Jackson, Bob Rega (via Facetime),
Linda Day, Margaret Jasinski,
Board members absent: none
Other attendees: Skip Day, Deb Melton, Lynnette Williams, Sharon Beyer, John Beyer, Dave
Andersen, Chad & Michelle Griffiths, Jill Jackson

SECRETARY'S REPORT

The minutes from the October 23, 2023 board meeting were read. A question was raised about the date of the STR amendment vote, and a motion was made (Jackson) and seconded (Day) to approve the minutes as corrected; all voted in favor.

TREASURER'S REPORT

The check register for June 1 to April 30 was presented. As decided at the October meeting, the debit card cap was set at \$500; three CD's were opened at Citizens State Bank to earn interest on some of our funds; a separate savings account was established to hold proceeds from Fundraisers. A fraud event occurred on the debit card in February; the card was closed; a new card was issued. Our electric bill at JCE Coop was set up for autopay on the debit card.

OLD BUSINESS

NEW BUSINESS

Budget - The Proposed budget for FY2024/25 was presented. A motion was made (Herza) and seconded (Day) to adopt the budget. All voted in favor.

Issuance of 1099's - A homeowner had questioned whether we are issuing 1099's for services that we pay over \$600 a year. The Board agreed that we should be doing this and is working on getting the procedures in place.

Board vacancy – John Beyer was appointed by Board vote to fill the current vacancy until the annual fall meeting. At that time an election will be held to fill the remaining year of Doug Boisvert's term.

Future shelter at pond – John H. talked about possibilities for a future structure at the pond. Nothing is set in stone. It was reaffirmed that if the project is approved, necessary support will come from fundraisers and donations, not from Dues.

Memorial for Doug B – Jacksons and Beyers proposed a memorial for Doug. Donations would be accepted for a tree; Beyers would donate a bench. The Board voted to approve the placement of these on common property near the pond, at an exact location to be determined with the Board.

Short Term Rentals – There seems to be support for taking a new vote on a Short Term Rental Amendment. An informal poll of the 14 attendees at the meeting showed that all would support a limit of 6 STR's. The process to take a new vote on an Amendment was briefly discussed. As first steps, the Board will contact the County to clarify the need for a land survey and/or legal description if not already on file; and will contact the Attorney with some initial questions on moving forward. Overall, it is felt that we would need much less legal support in a second Amendment vote, and thus less expense.

Survey Committee – A committee was formed to prepare a survey to be sent to all residents to solicit opinions on future projects and directions the Board should or shouldn't pursue. Committee members include Linda Day, John Herza, and Margaret Jasinski. A post will be made on Facebook to see if any other member of the community would like to help develop the questionnaire.

Other – The large piece of fallen willow on the southwest area of the pond will be removed by volunteers soon. This was another opportunity for President Rob to express great appreciation for the many hours contributed for the good of the community by volunteers, often "invisibly", including fence segment installation, windmill aerator unclogging, pond treatments, edge trimming, etc. We continue to try to log these hours in a spreadsheet to have an idea of how much 'free' service we are getting that would otherwise be paid by Dues.

Meeting adjourned at 5:30pm
Submitted by M. Jasinski
Approved: _____ June 29, 2024

