

Glenbrook Homeowners Association
Manager's Residence, 239 Old Highway 50, Glenbrook, Nevada
Friday, February 17, 2017
FY 2017 Special Meeting of the GHOA Board of Directors - 10:00 AM

Board Members Present: Dick Stuart, Sonia Rupp, Pete Jensen, and Jack Diepenbrock

Board Members Present by Phone: Nancy Nolan and Tom Tornga.

Board Members unable to attend: Roger LaVoie

1. Call to Order, Roll Call of Board Members, and Announcements

With a quorum present, President Stuart called the meeting to order at 10:07 AM. Community Manager Jenny Clark, Assistant Manager was present.

2. Members' Comments

Nothing brought forth at this time.

3. Financial Reporting/Financial Matters

A. Review of Operating and Reserve Accounts/Expenditure Authorizations

B. Review of Bank Account Balances/ Institutions / FDIC Coverage & Terms

MOTION: To accept all operating accounts, reserve accounts, bank statements, monthly financial statements and other financial documents for September 31, 2016 through December 31, 2016 that are required to be reviewed by the Board of Directors pursuant to relevant Nevada law, were provided to the Board members prior to the meeting for their review.

Motion passed unanimously.

C. Status of Assessment Payment Delinquencies

Table for Executive Session.

D. Review/Acceptance of Draft Audit Report FY16 by McClintock Accountancy

MOTION: To accept the draft audit report FY16 by McClintock Accountancy.

Motion passed unanimously.

4. Open Ballots for Second Restated CC&R's and Bylaws

Management reported the required 117 approved ballots have been received.

MOTION: The Second Restated CC&R's and Bylaws have been approved.

Motion passed unanimously.

5. Appoint Special Events Committee

Postpone.

6. Discuss Adding Buoys

Dick Stuart explained that the Division of State Lands notified the Glenbrook Homeowners Association of non authorized mooring buoys in the GHOA buoy field. On behalf of GHOA, Mark Gunderson, ESQ contacted the Division of State Lands explaining that GHOA is aware of the non-permitted buoys beyond the 73 fully permitted buoys and when GHOA was seeking approval for its buoy field in 2013, the Division of State Lands wanted GHOA to remove or permit those additional non-GHOA buoys. Mark pointed out to the Division that it did not have the authority to remove or permit those buoys since they were claimed property of the third parties and not GHOA. Mark further explained to the Division that GHOA would like to entertain taking ownership of the buoys and getting the proper permitting.

The board deliberated.

MOTION: To approve a not to exceed \$40,000 to acquire and permit the non-permitted buoys in the GHOA buoy field.

Motion passed unanimously.

7. Members Comments

Nothing brought forth at this time.

8. Executive Session

Meeting closed pursuant to NRS 116.31085-3.

9. Adjournment

President Stuart adjourned the meeting at 11:20 am.