

GLENBROOK HOMEOWNERS' ASSOCIATION
MINUTES OF THE EMERGENCY BOARD OF DIRECTORS' MEETING

Held electronically for 238 Old Highway 50, Glenbrook, NV, on June 24, 2025, at 9:15 a.m.

BOARD MEMBERS:

Jonathan Fore	President (<i>Chair</i>)
Janice Key	Secretary
Steve Skaggs	Director
Sydney Morrow	Director

INVITEES:

Nicholas Saadi	Community Association Manager (CAM), Alpenhof Management Services, LLC
Tom Callahan	Facilities Manager, Glenbrook Homeowners' Association
Erin Lambert	Recording Secretary, Minutes On-Time

HOMEOWNERS PRESENT:

No other homeowners present

REGRETS:

Gayle Riley	Treasurer
Phil Atkins-Pattenson	Director

1. CALL TO ORDER

There being proper notice of meeting and a quorum present, Jonathan Fore, presiding as Chair, performed the roll call and duly called the meeting to order at 9:16 a.m.

2. MEMBERS' FORUM

Comments were limited to three (3) minutes per speaker, non-transferrable. Per NRS 116.31085(1) and 116.31083(5), homeowners may speak at any board meeting during the "members forum" portion of the meeting; however, time is limited. Homeowner comments and discussion of those comments at the beginning of each meeting must be limited to items listed on the agenda. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item on which action may be taken.

There were no comments for the members' forum.

3. NEW BUSINESS

ASPHALT REPAIR/REPLACEMENT WORK SLAUGHTERHOUSE CREEK ROAD AND LANDS END DRIVE

Jonathan Fore noted that Glenbrook Underground and Curtis and Sons were in the process of performing asphalt repairs at Slaughterhouse Creek Road and Lands End Drive. It was proposed to perform asphalt repairs on 3000 square feet of GHOA property that would not be impacted by Glenbrook Underground. The proposed cost was \$15 per square foot, for a total cost of \$45,000.

Tom Callahan noted that this was an excellent opportunity to complete this work at a lower cost than if it were tendered for bids, and it eliminates the need to close the road again in the future.

Management noted that this would be a reserve expense. The reserve study planned for this work to be completed in 2026/2027, and asphalt work for the Association had a total budget of \$400,000. This section of the asphalt work would be pushed forward in the reserve study.

Janice Key noted that the asphalt work was pushed forward in the reserve study because of the planned work for Glenbrook Underground, so it was beneficial to complete some of the asphalt work at this time.

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On a motion made by Jonathan Fore, and seconded by Janice Key, it was resolved for Curtis and Sons to complete asphalt repairs at Slaughterhouse Creek Road and Lands End Drive at a total cost of \$45,000. All in favor, motion carried.

4. DATE AND TIME OF NEXT MEETING

The date, method and location of the next Board of Directors' meetings were determined as follows:

- Saturday, August 9, 2025, at 10:00 a.m. – Q3 Board Meeting
- Saturday, August 9, 2025, at 11:30 a.m. – Annual Meeting
- TBD (November) – Q4 Board Meeting
- Monday, November 25, 2024, at 10:00 a.m. – Budget Ratification Meeting

5. MEMBERS' FORUM

There were no comments from the members' forum.

6. CLOSE OF MEETING

There being no further business to transact the meeting was closed at 9:20 a.m. by Jonathan Fore.

Disclaimer: The meeting minutes, including confidential minutes or any other attached addendums, are the responsibility of the Condominium or Homeowners' Association, and it is the Board's responsibility to ensure the minutes are correct and complete prior to approving. The meeting minutes are a summary of the meeting discussion only.

Janice Key
Janice Key (Dec 12, 2025 12:08:44 PST)

Dec 12, 2025

Director

Date