Glenbrook Homeowners Association

Manager's Residence, 239 Old Highway 50, Glenbrook, Nevada

Saturday, December 14, 2019 9:00 am

AGENDA

Fiscal Year 2020 1st Quarter Meeting of the GHOA Board of Directors

1. Call to Order, Roll Call of Board Members, and Announcements – 9:00 to 9:05

2. Members' Comments – 9:05 to 9:20

3. Appoint Board Member (Action Item) – 9:20 to 9:25

4. Approval of Board Minutes for August 7, 2019, August 10, 2019, September 9, 2019, and September 28, 2019 (Action Items) - 9:25 to 9:30

5. Rental Advisory Ballot Results (Action Item) – 9:30 to 9:40

6. Manager's Report (Action Items) – 9:40 to 9:55
   A. Community Security Matters
   B. Dirigo Court Pathway to Glenbrook Club Update
   C. Smart Sensors for Irrigation Update
   D. Roadway Slurry Project Update
   E. Golf Cart Parking Update
   F. Welcome Committee Update

7. Meadows/Fire Safety Report Roger La Voie/Peyton Bruns/Matt Setty (Action Item) - 9:55 to 10:05

8. Financial Reporting/Financial Matters (Action Items) – 10:05 to 10:25
   A. Review of Operating and Reserve Accounts/Expenditure Authorizations
   B. Review/Approval of Bank Account Balances/ Institutions/FDIC Coverage & Terms/CD's
   C. Status of Assessment Payment Delinquencies
   D. Review/Acceptance of Draft Audit Report Fiscal Year 2019 by McClintock Accountancy

9. Correspondence Items - 10:25 to 10:35

10. Other Matters – 10:35 to 10:45

11. Members' Comments – 10:45 to 11:00

12. Executive Session (Meeting closed pursuant to NRS 116.31085-3) (Action Items) – 11:00 to 11:15
    A. Legal Matters
    B. Delinquencies

13. Adjournment – 11:30

The above items marked for ACTION may be voted on by the Board of Directors. All members of the Association have the right to have a copy of the minutes distributed to them upon request and to speak to the Board unless the Board is in Executive Session.

Glenbrook Homeowners Association

Manager's Residence, 239 Old Highway 50, Glenbrook, Nevada

Saturday, March 14, 2020 9:00 am

AGENDA

Fiscal Year 2020 2nd Quarter Meeting of the GHOA Board of Directors

1. Call to Order, Roll Call of Board Members, and Announcements – 9:00 to 9:05
2. Members' Comments – 9:05 to 9:20
3. Approval of Board Minutes for December 14, 2019 (Action Items) - 9:20 to 9:25
4. Review/Approve Rental Rules (Action Items) 9:25 to 9:35
5. Review/Approve Host Compliance – Presentation John Spuhler - (Action Items) 9:35 to 9:50
6. Review/Approve Compliance Officer - (Action Items) 9:50 to 10:00
7. Manager's Report (Action Items) – 10:00 to 10:15
   A. Community Security Matters
   B. Dirigo Court Pathway to Glenbrook Club Update
   C. Smart Sensors for Irrigation Update
   D. Roadway Slurry Project Update
   E. Golf Cart Parking Update
   F. Landscape Contract
8. Meadows/Fire Safety Report Roger La Voie/Matt Setty (Action Item) – 10:15 to 10:20
9. Financial Reporting/Financial Matters (Action Items) – 10:20 to 10:25
   A. Review of Operating and Reserve Accounts/Expenditure Authorizations
   B. Review/Approval of Bank Account Balances/ Institutions/FDIC Coverage & Terms/CD's
   C. Status of Assessment Payment Delinquencies
10. Set Dates for Annual Members' Meeting, Board Elections & Record Date/Appointment of Nominating Committee & Other Election Items (Action Item) 10:25 to 10:30
11. 2020 Events Planning (Action Item) - 10:30 to 10:35
    A. Event Calendar and Expenses
    B. Support of 4th of July Fireworks
12. Discuss Pier and Buoy Shuttle Operations (Action Items) – 10:35 to 10:45
    A. Shuttle Boat Agreements/Costs/Use
    B. GHOA Owned Buoys/Permits
13. Correspondence Items - 10:45 to 10:50
14. Other Matters – 10:50 to 10:55
15. Members' Comments – 10:55 to 11:10
16. Executive Session (Meeting closed pursuant to NRS 116.31085-3) (Action Items) – 11:10 to 11:30
    A. Legal Matters
    B. Delinquencies
17. Adjournment – 11:30

The above items marked for ACTION may be voted on by the Board of Directors.
All members of the Association have the right to have a copy of the minutes distributed to them upon request and to speak to the Board unless the Board is in Executive Session.

Glenbrook Homeowners Association
Video Conference – Board of Directors
Teleconference - Members
Friday, May 15, 2020 10:00 am
AGENDA
Special Meeting of the GHOA Board of Directors

1. Call to Order, Roll Call of Board Members, and Announcements – 9:00 to 9:05
2. Members' Comments – 9:05 to 9:15
3. Appoint Board Member (Action Item) - 9:15 to 9:20
4. Open Bids for Roadway Repair and Slurry (Action Item) 9:20 to 9:40
5. Discuss Summer Events/4th of July/COVID 19 - (Action Items) 9:40 to 9:50
6. Discuss Buoy Permits, Rentals and Shuttle Operation/COVID 19 (Action Item) 9:50 to 10:05
7. Discuss Beach, Park and Pier Access/Restrictions - (Action Items)10:05 to 10:25
8. Correspondence Items - 10:25 to 10:30
9. Other Matters – 10:30 to 10315
10. Members' Comments – 10:35 to 10:50
11. Executive Session (Meeting closed pursuant to NRS 116.31085-3) (Action Items) – 10:50 to 11:15
    A. Legal Matters
12. Adjournment – 11:15

Due to COVID-19 and the requirements by the state of Nevada the board of directors will participate by video conferencing. Members may join by teleconference. Call in information to be sent out at a later date prior to meeting.

The above items marked for ACTION may be voted on by the Board of Directors.
All members of the Association have the right to have a copy of the minutes distributed to them upon request and to speak to the Board unless the Board is in Executive Session.

Glenbrook Homeowners Association
Manager's Residence, 239 Old Highway 50, Glenbrook, Nevada
Saturday, June 20, 2020 9:00 am
AGENDA
Fiscal Year 2020 3rd Quarter Meeting of the GHOA Board of Directors

1. Call to Order, Roll Call of Board Members, and Announcements – 9:00 to 9:05

2. Members' Comments – 9:05 to 9:20

3. Approval of Board Minutes for March 14, 2020 and May 15, 2020 (Action Items) - 9:20 to 9:25

4. Manager's Report (Action Items) – 9:25 to 10:15
   A. Community Security Matters
   B. Dirigo Court Pathway to Glenbrook Club Update
   C. Smart Sensors for Irrigation Update
   D. Roadway Slurry Project Update
   E. Golf Cart Parking Update

5. Meadows/Fire Safety Report Roger La Voie/Matt Setty (Action Item) – 10:15 to 10:25

6. Financial Reporting/Financial Matters (Action Items) – 10:25 to 10:55
   A. Review of Operating and Reserve Accounts/Expenditure Authorizations
   B. Review/Approval of Bank Account Balances/ Institutions/FDIC Coverage & Terms/CD's
   C. Status of Assessment Payment Delinquencies
   D. Review Proposed Fiscal Year 2021 Budget

7. Review/Approve Insurance Policy Renewal (Action Item) 10:55 to 11:05

8. Correspondence Items – 11:05 to 11:10

9. Other Matters – 11:10 to 11:15

10. Members' Comments – 11:15 to 11:25

11. Executive Session (Meeting closed pursuant to NRS 116.31085-3) (Action Items) – 11:25 to 12:00
    A. Legal Matters
    B. Delinquencies

12. Adjournment – 12:00

The above items marked for ACTION may be voted on by the Board of Directors.
All members of the Association have the right to have a copy of the minutes distributed to them upon request and to speak to the Board unless the Board is in Executive Session.

Glenbrook Homeowners Association
Friday, July 17, 2020 10:00 am
Members Dial-in Number: (515) 604-9099 Access Code: 903-254-703
If you wish to attend, please join the meeting at 9:55 am

AGENDA

Special Meeting of the GHOA Board of Directors

1. Call to Order, Roll Call of Board Members, and Announcements – 10:00 to 10:05

2. Members' Comments – 10:05 to 10:15

3. Review and Adoption of the 2020/2021 Fiscal Year (FY21) Operating and Reserve Budget (Action Items) – 10:15 to 10:30

4. Member Feedback Covid-19 Survey – 10:30 to 10:40

5. Other Matters – 10:40 to 10:50

6. Members' Comments – 10:50 to 11:00

7. Executive Session (Meeting closed pursuant to NRS 116.31085-3) (Action Items) – 11:00 to 11:10
   A. Legal Matters

8. Adjournment – 11:10

The above items marked for ACTION may be voted on by the Board of Directors.
All members of the Association have the right to have a copy of the minutes distributed to them upon request and to speak to the Board unless the Board is in Executive Session.

Glenbrook Homeowners' Association

BOARD OF DIRECTORS MEETING

Saturday, September 26, 2020 at 9:00am

This meeting will be held virtually via Zoom

MEETING AGENDA

A. CALL TO ORDER/ROLL CALL

B. MEMBERS FORUM – Limited to Agenda Items

Per NRS 116.3108.4(c) and 116.31083.5, Homeowners may provide comment 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 those 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 upon which action can be taken. (Comments limited to three minutes per Homeowner as a courtesy to others).

***** ACTION ITEMS *****

C. REVIEW/APPROVE MEETING MINUTES

1. Approve the May 15, 2020 Special Meeting Minutes
2. Approve the June 20, 2020 Meeting Minutes
3. Approve the July 17, 2020 Special Meeting Minutes
4. Approve the August 15, 2020 Meeting Minutes

D. FINANCIAL REVIEW

1. Accept Current Financial Review
2. Delinquency Report
3. Discuss / Accept Financial Updated Reserve Study
4. Discuss / Approve CPA Engagement Letter
5. Discuss / Approve Updated Collection Policy

E. MANAGEMENT / MAINTENANCE

1. Discuss Grounds/Beach
2. Discuss Gate Operations
3. Discuss Community Relations Officers – Aug. Report
4. Discuss Water Usage Report
5. Discuss Water Sensors / Smart Controllers

F. COMMITTEE

1. Discuss Beaver Pond
2. Fire Safety Committee – Red Flag Day Precautions

G. OLD BUSINESS

1. Discuss STR season recap

H. NEW BUSINESS

1. Appointment of Board Officers for Fiscal Year 2021
2. Designation of Committee and Committee Chairs
3. Discuss / Approve Management Contract
4. Discuss Snow Removal Contract
5. Discuss / Approve Sewer Road Project
6. Discuss / Approve Manager House Repairs
7. Discuss After Hours On-site Community Relations Officer

I. CORRESPONDENCE

1. Bypass Trail – Merkelbach

J. OTHER MATTERS

K. 2020/21 MEETING DATES

L. MEMBERS FORUM

Per NRS 116.3108.5, Homeowners may provide comment at any Board Meeting during the "members Forum" portion of the meeting; however, time is limited. 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 upon which action may be taken.

M. EXECUTIVE SESSION (closed to members pursuant to NRS 116.31085-3)

N. ADJOURNMENT

"A copy of the audio recording, the minutes or a summary of the minutes of the meeting will be provided to the unit's owners upon request, in electronic format at no charge to the unit's owner or, if the association in unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter."