

**NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – OPEN SESSION**

TUESDAY, APRIL 21, 2020

VIA ZOOM CONFERENCE CALL

MINUTES

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m.

DIRECTORS PRESENT

Mark Fisk
John Park
Loree Blough
Alex Presley
Joyce Taylor

MANAGEMENT

Brian Mitchell, General Manager
Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM (VIA ZOOM CONFERENCE CALL)

One (1) homeowner attended to request an appeal related to ARC denial of their plans.

Motion: Fisk
Second: Park

Resolution: The Board appointed Loree Blough and Alex Presley to review the architectural submittal/denial of the homeowners plans at 25811 Prairiestone with authority to act on the appeal.

The motion carried unanimously.

III. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on February 24, 2020

Actions taken included:

- Approval of stain contract proposals for the cabinets, window casing and door casing
- Approval of hardscape and building exterior contract with Shear Construction, Inc.

- Approval of countertop contract with The Finishing Touch
- Approval of fireplace materials and installation change order with The Finishing Touch

An Executive Session meeting was held on March 24, 2020

Actions taken included:

- Approval of the February 18, 2020 Executive Session Minutes.
- Approval of the February 24, 2020 Executive Session Minutes
- Reviewed status of legal matters.
- Reviewed member concerns regarding a home licensed by the Department of Social Services as a Community Care Facility. The use is protected and the home is properly licensed for a capacity of six.
- Approval of Workers' Compensation Insurance renewal for April 1, 2020 through April 1, 2021.
- Approval of Equestrian Center instructor agreement with Ashley Martin
- Approval of Equestrian Center instructor agreement with Katy Mouzis
- Approval of pool lifeguard services with Blue Ray Aquatics (subject to the Swim Center being open for use).
- Approval of agreement with Association Reserves, Inc. to perform the reserve study
- Approval of 24 hour mobile patrol services contract with Allied Universal
- Approval of credits to Club Members for periods of swim, tennis and pickleball club closures
- Received and filed the Violation Report and acted on a Violation Hearing

IV. CONSENT CALENDAR

Motion: Park

Second:

Resolution: To approve Consent Calendar resolutions for agenda items IV-A through IV-D.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated February 18, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF THE DECEMBER 31, 2019 FINANCIAL STATEMENTS

Resolution: To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,524,049 in reserve funds, \$1,666,489 in operating funds, \$8,400 in Petty Cash, and \$442,512 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,641,449.

Year to date Assessment Revenue totals \$885,431 compared to the budgeted \$614,859.

Year to date Total Consolidated Revenue is \$1,276,853 compared to the budgeted \$1,012,991.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$127,295) compared to the budgeted decrease of (\$231,084). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$326,213 compared to the budgeted of (\$34,057). Year to date reserve funding is \$131,812 compared to a budget of \$109,650. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL OF THE JANUARY 31, 2020 FINANCIAL STATEMENTS

Resolution: To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated January 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,524,909 in reserve funds, \$1,908,101 in operating funds, \$8,400 in Petty Cash, and \$458,811 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,900,221.

Year to date Assessment Revenue totals \$1,346,212 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$1,881,311 compared to the budgeted \$1,760,665.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$182,208 compared to the budgeted increase of \$320,806 Consolidated Net Income **year to date** prior to adjustments for depreciation is \$508,421 compared to the budgeted of \$286,749. Year to date reserve funding is \$242,322 compared to a budget of \$219,300. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON FOUR (4) PROPERTIES

Resolution: To authorize and instruct Management to record a lien on four (4)

delinquent accounts should their assessments not be paid within the time period established in the Intent to Lien Letter. In accordance with the Corporation's Assessment Collection Policy, a letter was sent to the homeowners notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Date	Account No.	Total Amt Due
04/06/20	0302-01	\$899.00
04/06/20	0304-01	\$899.00
04/06/20	0820-01	\$874.00
04/06/20	1220-01	\$1,114.00

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$7,061 in assessments and \$846 in assessment judgments.
- Thirteen (13) current owner past due delinquencies total \$31,602 in assessments and \$4,180 in assessment judgements.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.6% of the annual assessment budget.

The Consent Calendar motion carried unanimously.

End of Consent Calendar

V. OLD BUSINESS - None

VI. NEW BUSINESS

A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT MONUMENT PARK

Concern was expressed the trees may be too messy if they drop fruits on the monument.

Motion: Park
Second: Fisk

This item was tabled and will be resubmitted to the Landscape Committee for reconsideration of other tree options.

The motion carried unanimously.

VII. REPORTS

The following reports were received and filed by the Board: Architectural Review, Communications, Events, Equestrian Center, Landscape Committee, Landscape-Sunset, Solar, Swim, Tennis and Trails/Common Area.

VIII. CORRESPONDENCE

Correspondence was received and filed.

IX. NEXT MEETING

The next Open Session Board of Directors meeting is May 19, 2020 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:01 p.m.

Signature

Date