

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

TUESDAY, MAY 19, 2020

MINUTES

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:35 p.m.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
John Park
Alex Presley
Joyce Taylor

MANAGEMENT

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

II. HOMEOWNER FORUM (VIA ZOOM CONFERENCE CALL)

No homeowners spoke.

III. HOMEOWNER APPEAL

A. CONSIDERATION OF HOMEOWNER APPEAL – 27602 HIDDEN TRAIL

The homeowner's contractor appealed ARC denial of plans on behalf of the homeowner of 27602 Hidden Trail. It was noted the lot has a unique shape with respect to the homes orientation to the street. After discussion it was agreed the homeowner will resubmit plans to the ARC to include a hedge along the front to provide screening of the front yard trellis from the street.

IV. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on April 21, 2020 via Zoom Conference Call. Actions taken included:

- Approval of the February 24, 2020 Executive Session Minutes
- Approval of the March 24, 2020 Executive Session Minutes
- Reviewed status of legal, violation and enforcement matters
- Approval of a contract for replacement of pool heaters
- Approval of a contract for repair of the Moulton shed.

- Received and filed the Collection and Delinquency Reports
- Received and filed the Violation Report.

A Sub-Committee of the Board met on April 22, 2020 via Zoom Conference Call to review an appeal and provide direction to the owners of 25811 Prairiestone for resubmittal of plans to the ARC for review.

An Executive Session meeting was held on May 1, 2020 to consider Recreation Center re-opening. No action was taken.

An Executive Session meeting was held on May 7, 2020 to consider Recreation Center re-opening. The Board approved a new waiver for Club Member and guest use and reviewed a draft plan for phased re-opening of recreation center facilities.

V. CONSENT CALENDAR

Motion: Park
Second: Taylor

Resolution: To approve Consent Calendar resolutions for agenda items V-A through V-E.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF APRIL 21, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated April 21, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF MAY 11, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated May 11, 2020 as presented.

C. CONSIDERATION OF APPROVAL OF THE FEBRUARY 29, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 29, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,534,732 in reserve funds, \$1,673,599 in operating funds, \$8,400 in Petty Cash, and \$470,102 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,686,833.

Year to date Assessment Revenue totals \$1,370,639 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,044,598 compared to the budgeted \$1,893,313.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$213,843) compared to the budgeted decrease of (\$166,564). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$294,578 compared to the budgeted of \$120,185. Year to date reserve funding is \$298,946 compared to a budget of \$219,300. The variance is reserve interest income plus an accounting adjustment for a prefunded April quarterly amount. This will be reversed in the March financials and then correctly allocated to April keeping each line item per budget.

D. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,535,326 in reserve funds, \$1,418,342 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,444,500.

Year to date Assessment Revenue totals \$1,453,610 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,244,627 compared to the budgeted \$2,026,149.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$114,514) compared to the budgeted decrease of (\$153,914). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$226,864 compared to the budgeted of (\$33,729). Year to date reserve funding is \$252,739 compared to a budget of \$219,300. The variance is reserve interest income.

E. SUPPLEMENTARY DELINQUENCY STATISTICS

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$6,261 in assessments and \$646 in assessment judgments.

- Forty four (44) current owner past due delinquencies total \$48,638 in assessments and \$5,557 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 2.0% of the annual assessment budget.

End of Consent Calendar

VI. OLD BUSINESS

A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT MONUMENT PARK

Motion: Fisk
Second: Presley

Resolution: To approve the Landscape Committee recommendation to plant two (2) California Pepper trees behind the monument at Monument Park to replace the Sycamore removed by SDG&E. Trees to be purchased from Sunset Landscape in the total amount of \$660. Funds to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

The motion carried unanimously.

B. CONSIDERATION OF ASSOCIATION CLUBHOUSE MONUMENT REPLACEMENT

Motion: Park
Second: Fisk

Resolution: To approve assignment to the Landscape Committee the task of developing, subject to the Board's approval, a replacement recommendation for the existing entry monument for the clubhouse and adjacent amenities. The location can be considered for the corner of Empty Saddle Drive and Nellie Gail Ranch Road as well as a replacement at the parking lot entry median.

The motion carried unanimously.

C. CONSIDERATION OF CLUBHOUSE KITCHEN FURNISHINGS

This item was tabled to the June Meeting.

VII. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF MESSAGING FOR EQUESTRIAN CENTER OPERATIONS

Motion: Park
Second: Presley

Resolution: To approve the updated Liability Waiver and Release and the messaging related to re-opening the Equestrian Center Operations for training.

B. CONSIDERATION OF FURTHER PHASED OPENING OF THE SWIM CENTER FOR SWIM TEAM, TRAINING USE AND SUMMER SPORTS CAMP PROGRAM

Motion: Park
Second: Taylor

Resolution: To continue monitoring the State Guidelines and reconsider re-opening to the swim team and club members when the state removes public pools from the closure list.

The motion carried unanimously.

C. CONSIDERATION OF FURTHER PHASED OPENING OF THE TENNIS CENTER FOR MODIFIED TENNIS CAMP PROGRAMMING

Motion: Blough
Second: Presley

Resolution: To approve Chip and Charge to offer summer Tennis Camp programming with no pool usage. Use of the Swim Center for Tennis Camp will be re-evaluated at a later date.

The motion carried unanimously.

D. CONSIDERATION OF RECOMMENDATIONS FROM THE EQUESTRIAN COMMITTEE

Action: The Equestrian Committee submitted recommendations for correspondence to private homes that board horses to encourage compliance with obtaining the required guest waivers for trail and association arena use and to remind owners that instructors who use Association arenas must register with Nellie Gail Ranch Owners Association. The Board approved submitting to counsel for review.

VIII. REPORTS

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

IX. CORRESPONDENCE

Correspondence was received and filed.

X. REQUEST BY HOMEOWNER FOR USE OF GALLUP PARK FOR DISPLAY OF TRIBUTE BANNERS OVER MEMORIAL DAY WEEKEND

Due to pandemic restrictions on large gatherings the annual Team Darkhorse 10K held over Memorial Day weekend has been cancelled. Karen Robins requested approval on behalf of Team Darkhorse, and the Board approved, the placement of tribute banners in Gallup Park and the placement of information regarding Team Dark Horse Marines in the gazebo over the Memorial Day weekend.

XI. POSTPONEMENT OF JUNE 12, 2020 SUMMER CONCERT

Due to pandemic restrictions on large gatherings the June 12, 2020 concert was announced to be postponed.

XII. NEXT MEETING

The next Open Session Board of Directors meeting is June 16, 2020 at 7:30 p.m.

XIII. ADJOURNMENT

The meeting was adjourned at 9:05 p.m.

Signature

Date