

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

TUESDAY, MAY 21, 2019

MINUTES

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:32 p.m.

DIRECTORS PRESENT

Mark Fisk
Alex Presley
Paul Holland
John Park

DIRECTOR ABSENT

Joyce Taylor

MANAGEMENT

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

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Two (2) homeowners signed in for the forum.

III. CONSIDERATION OF HOMEOWNER APPEAL FOR TREE PLANTING WITHIN THE EQUESTRIAN EASEMENT

The owners of 27752 Hidden Trail Road appealed a March 19, 2019 denial of a request to plant trees within the equestrian easement adjacent to their home. The Board consensus was to consider the matter further in Executive Session.

IV. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETINGS

An Executive Session meeting was held on April 23, 2019

Actions taken included:

- Approval of the March 19, 2019 Executive Session Minutes.
- Approval of the April 9, 2019 Executive Session Minutes.
- Reviewed status of legal and enforcement matters.

- Approval of contract with Boulder Earthwork in the amount of \$15,906 for 346 lineal feet of fencing replacement and 78 lineal feet of new trail fencing.
- Approval of contract with Quezada Landscape in the amount of \$36,860 for trimming of one-hundred twenty-three (123) trees, removal of twelve (12) trees and perform a large area clean-out on Sweetwater Trail.
- Consideration of contract to repair the Monument Park monument. The item was tabled to rebid for revised scope of work.
- Approval of contract with Mark Wood Entertainment in the amount of \$31,875 for sound, lighting, stage setup and entertainment for the Summer Concert Series.
- Approval of contract with Andy Gump in the amount of \$1,500 for portable restroom rentals for the concert series.
- Approval of contract with Hall Pass in the amount of \$1,200 for entertainment at one summer concert.
- Denial of homeowner request to waive collection fees.
- Reviewed and filed the Collection and Delinquency Reports and approved two foreclosures.
- Reviewed and filed Violation Report.

V. CONSENT CALENDAR

Motion: Park
Second: Holland

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated April 23, 2019 as presented.

B. CONSIDERATION OF APPROVAL OF MARCH 2019 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,603,949 in reserve funds, \$1,743,042 in operating funds, \$5,400 in Petty Cash, and \$433,198 in Stall, Trail and Architectural Deposits, and Management Receivable for a total cash balance of \$5,785,589

Year to date Assessment Revenue totals \$1,216,633 compared to the budgeted \$1,119,972.

Year to date Total Consolidated Revenue is \$2,021,942 to the budgeted \$1,879,378.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$39,798) compared to the budgeted decrease of (\$131,833). Consolidated Net Income **year to date** prior to adjustments for depreciation \$273,442 compared to the budgeted of (\$64,790). Year to date reserve funding is \$258,172 compared to a budget of \$219,308. The variance is reserve interest income.

End of Consent Calendar

VI. REPORTS

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

VII. OLD BUSINESS

No Old Business to Come Before the Board

VIII. NEW BUSINESS

No New Business to Come Before the Board

IX. CORRESPONDENCE - None

X. PRESENTATION TO OUTGOING BOARD MEMBER

The Board recognized Paul Holland as he closed out his term and expressed gratitude for his dedicated work and years of volunteer service since 2014 as a member of the Board of Directors.

XI. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, June 18, 2019 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 8:02 p.m.

A handwritten signature in black ink, appearing to be "J. H. Z.", written over a horizontal line.

Signature

6/18/2019

Date