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
John Park
Joyce Taylor
Loree Blough
Alex Presley

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

CONSIDERATION OF ELECTION OF OFFICERS

Resolved: That the Board of Directors elects each member to an Officer position on the Board. Officer terms will remain in place through the election in June 2021.

• President – Loree Blough
  Motion: Fisk
  Second: Taylor
  Resolved: To appoint Loree Blough to the position of President.

• Vice President – Joyce Taylor
  Motion: Blough
  Second: Fisk
  Resolved: To appoint Joyce Taylor to the position of Vice President.

• Secretary – Mark Fisk
  Motion: Taylor
  Second: Park
Resolved: To appoint Mark Fisk to the position of Secretary.

- Co-Treasurer – Alex Presley

Motion: Park  
Second: Blough  
Resolved: To appoint Alex Presley to the position of Co-Treasurer.

- Co-Treasurer – John Park

Motion: Presley  
Second: Fisk  
Resolved: To appoint John Park to the position of Co-Treasurer.

All motions carried unanimously.

III. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Ten homeowners attended the forum via ZOOM. Matters included support for the beverage control license, requests to further open the pool for recreational and training use and requests to revise the pickleball hours from a 9 a.m. play time to 8 a.m.

IV. HOMEOWNER APPEAL

A. CONSIDERATION OF HOMEOWNER APPEAL – 27602 HIDDEN TRAIL

Motion: Fisk  
Second: Taylor  
Resolution: To deny the appeal for approval of plans and require resubmittal of the revised plans to the ARC with landscape screening and identification on the plans of the proposed “side yard porch”. As the porch is a side yard element it meets the setback requirement. No variance is necessary once the ARC approves the aesthetic landscape screening and aesthetics of the construction design of the porch.

The motion carried unanimously.

V. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on May 19, 2020 via Zoom Conference Call. Actions taken included:
• Approval of the April 21, 2020 Executive Session Minutes.
• Approval of the April 22, 2020 Sub-Committee Minutes to Consider Homeowner Appeal
• Approval of the May 1, 2020 Executive Session Minutes
• Approval of the May 7, 2020 Executive Session Minutes
• Reviewed status of legal, violation, member appeal and enforcement matters.
• Approval of the contract for tree trimming.
• Received and filed the Collection and Delinquency Reports
• Received and filed Violation Report.

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

• Approval to retain Palmieri Tyler Attorneys at Law to provide services to obtain a Private Club Type 51 Alcohol Beverage License
• Review of the most recent county correspondence related to Swim Center operations

The motion carried unanimously.

VI. CONSENT CALENDAR

Motion: Park
Second: Presley

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

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF MAY 19, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated May 19, 2020 as presented.

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

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

C. CONSIDERATION OF APPROVAL OF THE APRIL 30, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated April 30, 2020 reflecting the following:
The Consolidated Balance Sheet reflects $3,542,385 in reserve funds, $1,643,531 in operating funds, $8,400 in Petty Cash, and $482,432 in Stall, Trail and Architectural Deposits for a total cash balance of $5,676,748.

Year to date Assessment Revenue totals $1,849,941 compared to the budgeted $1,844,577.

Year to date Total Consolidated Revenue is $2,745,477 compared to the budgeted $2,773,656.

The Consolidated Net Increase for the month prior to adjustments for depreciation is $161,940 compared to the budgeted increase of $345,157. Consolidated Net Income year to date prior to adjustments for depreciation is $388,804 compared to the budgeted of $311,428. Year to date reserve funding is $369,448 compared to a budget of $328,950. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON ONE (1) PROPERTY

Resolution: To authorize and instruct Management to record a lien on one (1) delinquent account 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:

<table>
<thead>
<tr>
<th>Date</th>
<th>Account No.</th>
<th>Total Amt Due</th>
</tr>
</thead>
<tbody>
<tr>
<td>6/5/20</td>
<td>1169-02</td>
<td>$1,725.00</td>
</tr>
</tbody>
</table>

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total $4,009 in assessments and $599 in assessment judgments.
- One hundred and two (102) current owner past due delinquencies total $79,227 in assessments and $4,180 in assessment judgments.
- 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 3.4% of the annual assessment budget.
VII. OLD BUSINESS

A. CONSIDERATION OF SWIM AND TENNIS CENTER HOURS OF OPERATION

Motion: Park
Second: Taylor

Resolution: To approve extending the hours of operation from the current 7 a.m. - 7:00 p.m. to 6:00 a.m. - 8:00 p.m. for tennis and swim. The start time is consistent with the pre-pandemic start time.

Motion: Fisk
Second: Park

Resolution: To approve extending the hours for pickleball to 9 a.m. - 8 p.m. The start time is consistent with the pre-pandemic start time. The homeowner forum requests to move pickleball hours to 8:00 a.m. will be considered by the Board at the July 21, 2020 meeting after notice to homeowners.

The motions carried unanimously.

VIII. NEW BUSINESS

A. APPLICATION FOR TYPE 51 AND TYPE 58 BEVERAGE LICENSE

Motion: Park
Second: Presley

Resolution: To approve moving forward with the application for Type 51 and Type 58 beverage licenses for the clubhouse and associated facilities for a beer, wine and spirit service. This service would be for homeowners, equestrian stall boarders, club members & their guests only.

The motion carried unanimously.

B. CONSIDERATION OF JUNE CONCERT POSTPONEMENT AND CONCERT SEASON SCHEDULE

Motion: Taylor
Second: Park

Resolution: To approve postponement of the June 26th, July 10th and July 24th
2020 summer concerts and to evaluate the August schedule at the next meeting.

The motion carried unanimously.

C. CONSIDERATION OF SWIM VELOCITY REQUEST TO RESUME USE OF THE SWIM CENTER FOR TRAINING

Motion: Blough
Second: Park

Resolution: To approve the request subject to signing an amendment to the contract confirming Swim Velocity shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Swim Velocity to ensure compliance with the State and County health departments.

The motion carried unanimously.

D. CONSIDERATION OF SEA STALLION SCUBA TO RESUME USE OF THE SWIM CENTER FOR SCUBA LESSONS

Motion: Blough
Second: Park

Resolution: To approve the request subject to signing an amendment to the contract confirming Sea Stallion Scuba shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Sea Stallion Scuba to ensure compliance with the State and County health departments.

The motion carried unanimously.

IX. REPORTS

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

X. CORRESPONDENCE

Correspondence was received and filed.
XI. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, July 21, 2020 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Signature

Date 07/23/2020