

Nellie Gail Ranch Owners Association
Board of Directors Meeting – Regular Session

Tuesday, June 21, 2016

Minutes

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:37 p.m.

DIRECTORS PRESENT

John Park
Mark Fisk
Paul Holland
Jill Barkouras

DIRECTOR ABSENT

Loree Blough

MANAGEMENT

Maggie Merante, General Manager

II. REPORT ON ELECTION RESULTS

The Reconvened Annual Election was held on Wednesday, June 8, 2016. The election results are as follows:

Jill Barkouras	321
Loree Blough	324
Mark Fisk	322
Erica Pezold	294
Alexandra Presley	301
Deidre Spalding	305
Les Thomas (write-In)	1
Patric Barry (write-In)	1
Phil Collen (write-In)	1

Jill Barkouras, Loree Blough and Mark Fisk will serve a two year term, expiring in 2018.

III. APPOINTMENT OF BOARD POSITIONS

Resolved: That the Board of Directors appoints each member to a position on the Board. Available positions are: President, Vice President, Secretary, and

2- Co-Treasurers. Officer terms will remain in place through the election in June 2017.

- **President – Loree Blough**

Motion: Park
Second: Holland

Resolved: That Loree Blough be appointed to the position of President.

The motion carried unanimously.

- **Vice President – Paul Holland**

Motion: Park
Second: Fisk

Resolved: That Paul Holland be appointed to the position of Vice President.

The motion carried unanimously.

- **Secretary – Jill Barkouras**

Motion: Holland
Second: Park

Resolved: That Jill Barkouras be appointed to the position of Secretary.

The motion carried unanimously.

- **Co-Treasurer – John Park**

Motion: Fisk
Second: Holland

Resolved: That John Park be appointed to the position of Co-Treasurer.

The motion carried unanimously.

- **Co-Treasurer – Mark Fisk**

Motion: Park
Second: Holland

Resolved: That Mark Fisk be appointed to the position of Co-Treasurer.

The motions carried unanimously.

IV. HOMEOWNER FORUM

Homeowners were in attendance to address the Board.

V. HOMEOWNER APPEAL – 25041 NELLIE GAIL, ALVAREZ

The Board reviewed the view obstruction appeal from Mr. & Mrs. Alvarez and decided to table a decision until they can meet with the ARC.

VI. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on May 17, 2016. Topics included approval of minutes, homeowner delinquencies and liens, legal issues, contracts, personnel, financials and violations.

A special Executive Session meeting was held on May 25, 2016. Topics included personnel and legal issues.

VII. APPROVAL OF CONSENT CALENDAR

Motion: Park
Second: Holland

Resolved: That the Board approves the following Consent Calendar items: VI-A and B as presented.

A. Open Session Minutes

Resolved: That the Board of Directors approves the Open Session minutes dated May 17, 2016 as presented.

B. Financial Statements

Resolved: That the Board of Directors approves the financial statements for the Nellie Gail Ranch Owners Association dated May 31, 2016

The motion carried unanimously.

End of Consent Calendar

VIII. REPORTS

The following reports were reviewed by the Board: Financial Summary, General Manager's, Equestrian Center, Events/Communications, Emergency Preparedness

Committee, Tennis Club, Trails, Landscape and Solar.

IX. OLD BUSINESS

A. Equestrian Caregiver Policy

Two versions of Equestrian Caregiver Policies were presented to the Board for review.

Motion: Park
Second: Holland

Resolved: That the Board of Directors postpone approval of the Equestrian Caregiver policy and requested that the expanded version which encompasses all levels of service be posted for the 30-day review.

The motion carried unanimously.

B. Amendment to the Election Rules

Motion: Park
Second: Holland

Resolved: That the Board of Directors approves the amended policy to the Election Rules as presented, which provides clarification on Board member qualifications.

The motion carried unanimously.

X. NEW BUSINESS

C. Equestrian Center Change of Fees

Motion: Park
Second: Holland

Resolved: That the Board of Directors table the increase in boarding rates for the pipe/large stalls. The proposed rates will be included in the budget discussions.

The motion carried unanimously.

XI. CORRESPONDENCE

Correspondence from James Vaughn & Cynthia McMullin were reviewed with the of Amendment to the Election Rules.

XII. NEXT MEETING

The next Regular Open Session meeting is scheduled for Tuesday, July 19, 2016 at 7:30 PM.

XIII. ADJOURNMENT

The meeting was adjourned.

Signature

Date