

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

Tuesday, April 19, 2016

Minutes

I. CALL TO ORDER

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

DIRECTORS PRESENT

John Park
Deirdre Spalding
Paul Holland
Loree Blough

MANAGEMENT

Maggie Merante, General Manager

II. APPOINTMENT OF MARK FISK TO THE BOARD

Motion: Spalding
Second: Blough

Resolved: That the Board approves the appointment of Mark Fisk to the Board to fill the vacated Directors position.

The motion carried unanimously.

III. APPEAL FROM 26542 WILDVIEW TERRACE, ALYANAKIAN

Motion: Spalding
Second: Holland

Resolved: That the board approves the 3rd version of the plans for 26542 Wildview Terrace, denied by the ARC on March 8, 2016.

The motion carried unanimously.

Motion: Blough
Second: Holland

Resolved: That the Board approves the 2nd version of the house plans for 26542 Wildview Terrace, denied by the ARC on November 10, 2015.

Ayes: Blough, Holland, Park, Fisk
Nays: Spalding
Abstain: None

The motion passed.

IV. HOMEOWNER FORUM

Homeowners were in attendance to address the Board.

V. EXECUTIVE SESSION REPORT

A special Executive Session meeting was held on March 8, 2016. Topics included personnel and legal issues.

The regularly scheduled Executive Session meeting was held on March 15, 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 March 24, 2016. Topics included personnel and legal issues.

A special Executive Session meeting was held on March 31, 2016. Topics included personnel and legal issues.

VI. APPROVAL OF CONSENT CALENDAR

Motion: Park
Second: Spalding

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

A. Open Session Minutes

Proposed Resolution: That the Board of Directors approves the Open Session minutes dated March 15, 2016 as presented.

B. Financial Statements

Proposed Resolution: That the Board of Directors approves the financial statements for the Nellie Gail Ranch Owners Association dated February 29, 2016.

The motion carried unanimously.

End of Consent Calendar

VII. REPORTS

The following reports were reviewed by the Board: Financial Summary, General Manager's, Equestrian Center, Events/Communications, Emergency Preparedness Committee, Tennis Club, Trails, and Landscape Reports.

VIII. OLD BUSINESS

There was no old business to review.

IX. NEW BUSINESS

A. Robert Gonzales, Instructor

Motion: Spalding
Second: Holland

Resolved: That the Board of Directors provisionally approves the request from Robert Gonzales to be approved as an authorized Western instructor at the Nellie Gail Ranch Equestrian Center.

The motion carried unanimously.

B. Amendment to Election Rules

Motion: Park
Second: Blough

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

Items for Discussion

C. Dog Park Committee

Management was directed to establish criteria for the scope of work of the Committee and Mission Statement. Loree Blough requested to serve on the Committee.

D. Landscape Committee – Tree Planting Policies

The Board requested that the Landscape Committee create a Mission Statement to be presented at the next meeting.

E. Security Options - Committee

The Board requested that Management locate the old survey that was sent to the community and review the results.

X. CORRESPONDENCE

There was no correspondence to review.

XI. NEXT MEETING

The next Regular Open Session meeting is scheduled for Tuesday, May 17, 2016 at 7:30 PM.

XII. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

Signature

Date