

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

Wednesday, January 27, 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
Paul Holland
Scott Behringer
Deirdre Spalding

DIRECTOR ABSENT

Loree Blough

MANAGEMENT

Maggie Merante, General Manager
Siobhan Braband, Finance & Operations Manager
Brittany Marker, Community Services & Communications Manager

II. HOMEOWNER FORUM

Homeowners were in attendance to address the Board.

III. EXECUTIVE SESSION REPORT

An Executive Session meeting was held on December 3, 2015. Topics included legal issues and employee topics.

The regularly scheduled Executive Session meeting was held on December 9, 2015. Topics included approval of minutes, homeowner delinquencies and liens, legal issues, contracts, financials and violations.

IV. APPROVAL OF CONSENT CALENDAR

Motion: Holland
Second: Spalding

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

The motion carried unanimously.

A. Open Session Minutes

Resolved: That the Board of Directors approves the Open Session minutes dated December 9, 2015 as presented.

B. Financial Statements

Resolved: That the Board of Directors approves the financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2015.

End of Consent Calendar

V. REPORTS

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

VI. OLD BUSINESS

A. 2016 Summer Concert

This was a follow-up discussion to the 2016 Summer Concert Series contract that was proposed at the December 2015 Board of Directors meeting.

VII. NEW BUSINESS

B. 2016 Annual Meeting of the Membership/Board of Directors Election Date

Motion: Spalding
Second: Holland

Resolved: That the Board of Directors approves Wednesday, June 1, 2016, at 6:30 pm as the date and time of the Annual Meeting of the Membership / Board of Directors election and June 8, 2016, at 6:30 pm as the Reconvened Meeting date and time.

The motion carried unanimously.

C. Nominating Committee

Motion: Spalding
Second: Behringer

Resolved: That the Board of Directors appoints Paul Holland and John Park as the Nominating Committee for the 2016 election.

The motion carried unanimously.

D. 2016 Architectural Review Committee Reappointment

Motion: Spalding
Second: Behringer

Resolved: That the Board of Directors approves the reappointment of the following homeowners for a one year term to the 2016 Architectural Review Committee: Brian Von Helmolt, Marjorie Fleming and Vanessa Kon.

The motion carried unanimously.

E. 2016 Emergency Preparedness Committee Reappointment

Motion: Spalding
Second: Holland

Resolved: That the Board of Directors approves the reappointment of the following homeowners for a one year term to the 2016 Emergency Preparedness Committee, contingent upon the selection of a new slate of officers to be selected before final approval: John Park, John Cardals, Loree Blough, Mark Fisk, Ken Cheng, Robert Bettie, Susie Lynch, and Dennis Blough.

The motion carried unanimously.

F. Equestrian Instructor – Angie Waian

Motion: Behringer
Second: Spalding

Resolved: That the Board of Directors tables the request from Angie Waian as an authorized caregiver pending a new policy addressing required qualifications for caregivers. A committee of Scott Behringer and Deirdre Spalding, with John Park as an alternate, will create guidelines and qualifications for Equestrian Center Instructors, Trainers, Caregivers, Handlers, Exercisers, etc.

The motion carried unanimously.

G. Election & Ballot Service

Motion: Spalding
Second: Park

Resolved: That the Board approves the proposal submitted by The Ballot Box to provide full service administrative assistance for the preparation, distribution and tabulation of ballots, as well as attendance at the 2016 Annual Meeting to act as the Inspector of Election.

The motion carried unanimously.

VIII. CORRESPONDENCE

None

IX. NEXT MEETING

The next Regular Open Session meeting is scheduled for Wednesday, February 24, 2016 at 7:30 PM.

X. ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

Signature

Date