

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

TUESDAY, AUGUST 15, 2017

MINUTES

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:33 p.m.

DIRECTORS PRESENT

Loree Blough
Paul Holland
Mark Fisk
Jill Barkouras

DIRECTORS ABSENT

Alex Presley

MANAGEMENT

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

II. HOMEOWNER FORUM

Two (2) members addressed the Board. One addressed cell tower revenue and another requested an update on the status of construction of a wall and its height on Stageline and the status of enforcement of the judgement on the property behind Gallup Park.

III. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on July 18, 2017. Topics included: Approval of June 20, 2017 Executive Session Minutes, litigation and legal matters, contracts, pending judgement and assessment collections, review of enforcement issues and violation report.

A second Executive Session meeting was held on July 25, 2017. Topics included: consideration of settlement offers, the EPC Tuff Shed, contracts and Swim Center access.

IV. CONSENT CALENDAR

Motion: Fisk

Second: Barkouras

Resolution: To approve the following Consent Calendar Resolutions:

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated July 18, 2017 & July 25, 2017 as presented.

B. CONSIDERATION OF APPROVAL OF JULY 31, 2017 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated July 31, 2017.

C. CONSIDERATION OF APPROVAL TO AUTHORIZE LIENS

Resolution: To authorize and instruct Management to record a lien on four (4) delinquent accounts 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 accounts listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Account Number	Total Amount Due
1096-01	\$6,067.84
0863-02	\$8,363.31
0330-03	\$2,897.02

D. CONSIDERATION OF APPROVAL TO AUTHORIZE JUDICIAL FORECLOSURE

Resolution: To authorize proceeding with Judicial Foreclosure on the following delinquent assessments:

Parcel Number	Due
636-341-02	\$12,274.27
627-051-04	\$8,568.85

The motions carried unanimously.

End of Consent Calendar

V. REPORTS

The following reports were received and filed by the Board: Financial Summary, General Manager's, Architectural Review, Communications, Emergency Preparedness, Equestrian Center, Events, Landscape, Solar, Swim Center, Tennis Center, and Trails.

VI. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBER

Motion: Holland

Second: Fisk

Resolution: To accept the resignation of Anne Cole from the Equestrian Committee and acknowledge and express appreciation for her volunteer service to the community and the Equestrian Center;

and,

To approve appointment of Nellie Gail Ranch Member Jim Berens to serve as a member of the Equestrian Committee through January 31, 2018.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2017 TO SEPTEMBER 1, 2018

Motion: Blough

Second: Barkouras

Resolution: To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$75,759.05.

The motion carried unanimously.

C. CONSIDERATION OF APPROVAL OF NEWMAN AND ASSOCIATES, INC. AGREEMENT FOR AUDIT AND TAX PREPARATION SERVICES

Motion: Holland

Second: Fisk

Resolution: To approve an Agreement in the amount of \$5,750 with Newman and Associates, Inc. for preparation of the annual audit and tax returns for the fiscal year ending September 30, 2017.

The motion carried unanimously.

D. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE FOURTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME

Motion: Holland
Second: Barkouras

Resolution: To approve placement of an Ad in the Game Program for the Fourth Annual First Responders Cup Softball Game at a cost of \$650.

The motion carried unanimously.

VII. CORRESPONDENCE

The Board received and filed Member correspondence.

VIII. NEXT MEETING

The next Board of Directors Meeting will be Tuesday, September 19, 2017 at 7:30 p.m.

IX. ADJOURNMENT TO EXECUTIVE SESSION

Prior to making a decision on the Swim Center 2017-18 budget the Board needs to meet in Executive Session to consider the contract terms with Evolution Swim Academy. Homeowners were advised the Open Session Meeting would be adjourned at 8:00 p.m. and Open Session would be re-opened following the end of that meeting.

X. RECALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was recalled to order at 11:00 p.m.

XI. OLD BUSINESS

A. CONSIDERATION OF SWIM CENTER 2017-18 FISCAL YEAR DRAFT BUDGET, ASSOCIATION DELINQUENCY POLICY AND PRE-PAYMENT INCENTIVE

Motion: Holland
Second: Blough

Resolution: To approve the budget for the 2017-18 Swim Center.

and,

To approve revision of the Association budget to fund the Association Swim Center the amount of \$8 per month, up from \$6, and adjust expenses accordingly.

and,

To approve a discount of \$20 to Members who pay the annual assessment in full by October 31, 2017. The full payment option is \$1,572.

and,

To approve the Delinquency Assessment Collection Policy, Alternative Dispute Resolution Policy, Internal Dispute Resolution Policy and associated disclosures as attached to this report.

Ayes: Holland, Fisk and Blough for all three resolutions; and Barkouras for the discount and the Delinquency Collection Policy and Alternative Dispute Resolution Policy, Internal Dispute Resolution Policy and associated disclosures.


Nays: None

Abstain: Barkouras as to the Swim Center Budget

The motions carried.

XII. ADJOURNMENT

The Open Session Meeting was adjourned at 11:05 p.m.



Signature

08.19.2017

Date