

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

TUESDAY, SEPTEMBER 19, 2017

MINUTES

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m.

DIRECTORS PRESENT

Loree Blough
Paul Holland
Mark Fisk
Jill Barkouras
Alex Presley

MANAGEMENT

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

II. HOMEOWNER FORUM

Twelve (12) members were in attendance and four (4) addressed the Board.

III. EXECUTIVE SESSION REPORT

August 15, 2017 Executive Session topics included:

- Approval of July 18, 2017 and July 25, 2017 Executive Session Minutes.
- Approval to allow Chip & Charge to enter into a pro-shop Merchandise Sales Agreement with Tennis Warehouse.
- Consider legal updates related to litigation.
- Review of delinquencies and status of collection on judgements.
- Consideration of violations and enforcement action and violation report.
- Consideration of reported violation and approval of enforcement action
- Review of delinquency collection report.

August 30, 2017 topics included:

- Consider legal updates related to litigation and approve actions related to collection of judgements.
- Reviewed sober living update related to pending cases in San Clemente and Dana Point.

- Review use of Nellie Gail Ranch Service mark.
- Approve 30-day extension of Service Agreement with Evolution Swim Academy.
- Review Pony Club use of Equestrian Center.

September 5, 2017 topics included:

- Direction for Management to implement a Service Agreement with Pony Club for use of the Equestrian Center for club related purposes.
- Approve actions related to enforcement of judgements.

IV. CONSENT CALENDAR

Motion: Holland

Second: Fisk

Resolution: To approve the following Consent Calendar Resolutions:

Proposed Consent Calendar Resolution: To approve Consent Calendar resolutions for agenda items IV-A through IV-C.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated August 15, 2017 as presented.

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

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

C. CONSIDERATION OF APPROVAL OF RESERVE TRANSFER FROM OPERATING TO THE RESERVE ACCOUNT

Resolution: To approve transfers from Operating Checking to the Reserve Account of funds in the following amounts:

- \$168,058.49 in Association Cost Center Reserve funds
- \$ 88,643.75 in Equestrian Center Reserve funds
- \$ 49,793.77 in Swim Center Reserve funds
- \$ 71,500.00 in Tennis Center Reserve funds

This represents a total transfer of \$377,996.01 to the Wells Fargo Reserve Investment Account G/L 21137 for reserve funding October 1, 2016 through August 31, 2017. Management is further directed to make the September 2017 budgeted reserve fund transfers to each appropriate cost center.

The motions carried with Alex Presley abstaining from the Open Session Minute approval as she was not in attendance.

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. OLD BUSINESS

There was no Old Business this month.

VII. NEW BUSINESS

A. REVIEW OF SURVEY RESULTS

The Board reviewed the survey results.

B. CONSIDERATION OF APPROVAL OF APPOINTMENT OF LANDSCAPE COMMITTEE MEMBER

Motion: Presley
Second: Holland

Resolution: To approve the appointment of Nellie Gail Ranch Member Gina Stewart to serve as a Member of the Landscape Committee through January 31, 2018.

The motion carried unanimously.

C. CONSIDERATION OF APPROVAL OF NEW WEBSITE DESIGN AND HOSTING SERVICE

The Board tabled a decision on this and directed Management to investigate other alternative hosting services. WordPress was a suggested open source to look at.

VIII. CORRESPONDENCE


The Board received and filed Member correspondence.

IX. NEXT MEETING

The next Board of Directors Meeting will be Tuesday, October 17, 2017 at 7:30 p.m.

X. ADJOURNMENT

The Open Session Meeting was adjourned at 8:15 p.m.



Signature

10.19.2017
Date