

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

TUESDAY, NOVEMBER 14, 2017

MINUTES

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:32 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

Two (2) members signed in for attendance and addressed the Board.

III. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on October 17, 2017

Topics included:

- Approval of September 19, 2017 Executive Session Minutes
- Consider legal updates related to ongoing litigation and collection on two separate judgements
- Approval of Chip and Charge / Tennis Warehouse Agreement
- Approved a contract with Quezada Landscape for tree trimming on association trails
- Reviewed specific enforcement action related to unauthorized improvements and approved legal action to compel compliance.
- Review of enforcement issues and violation report
- Review of delinquency collection report and approval of actions related to foreclosures

An additional Executive Session meeting was held on November 7, 2017.

Topics included:

- Approval of October 17, 2017 Executive Session Minutes.
- Adopted guidelines for use of Equestrian Center Apartment Unit
- Approved a contract with Boulder Earthwork for trail maintenance
- Approved the Sunset Landscape maintenance contract renewal effective January 1, 2018
- Approved renewal of the employee benefits package
- Approved renewal of the First Service agreement and fee structure for services related to Delinquent Assessment collection
- Reviewed thresholds for RV and Trailer Enforcement.
- Approved Homeowner Payment Plan
- Received and filed correspondence

IV. CONSENT CALENDAR

Motion: Holland

Second: Presley

Resolution: To approve the following Consent Calendar Resolutions:

Proposed Consent Calendar Resolution: To approve the Consent Calendar resolution for agenda item IV-A.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated October 17, 2017 as presented.

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

Due to an earlier meeting date, the financials were not available.

The motion 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. OLD BUSINESS

There was no Old Business this month.

VII. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF FORMATION OF AD HOC SECURITY COMMITTEE AND APPROVAL OF CHARTER

Motion: Holland

Second: Fisk

Resolution: To approve the formation of an Ad Hoc Security Committee and to approve the Security Ad Hoc Committee Charter.

The motion carried unanimously.

B. CONSIDERATION FOR APPROVAL OF 2018 CALENDAR OF EVENTS AND ASSOCIATED BUDGETS

Motion: Blough

Second: Barkouras

Resolution: The proposed calendar of events for 2018 was reviewed and approved through the February Wine Tasting. A Board subcommittee consisting of Loree Blough and Alex Presley will review the balance of the year and come back to the Board with a recommendation for scheduling.

The motion carried unanimously.

VIII. CORRESPONDENCE

The Board received and filed Member correspondence.

IX. NEXT MEETING

The next Board of Directors Meeting will be Tuesday, January 16, 2018 at 7:30 p.m.

X. ADJOURNMENT

The Open Session Meeting was adjourned at 7:55 p.m.

Signature

Date