

**NELLIE GAIL RANCH OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – REGULAR SESSION**  
**TUESDAY, MARCH 21, 2017**  
**MINUTES**

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**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**

Loree Blough  
Paul Holland  
Mark Fisk  
Jill Barkouras

**DIRECTOR ABSENT**

John Park

**MANAGEMENT**

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

**II. HOMEOWNER FORUM**

Three (3) members addressed the Board with comments related to security patrol services, landscape and corner banners.

**III. EXECUTIVE SESSION REPORT**

Management reported on a special executive session meeting held March 14, 2017 to review grading, demolition and erosion control plans for 25472 Bootstrap Place to implement the terms of the judgement for removal of unauthorized hardscape elements. Plans are being revised and following final approval will be submitted to the City for permit and will be bid out and implemented.

The regularly scheduled Executive Session meeting was held on February 21, 2017. Topics included approval of February 21, 2017 Executive Session meeting minutes, legal issues, contract approvals, review of legal matters related to potential clubhouse renovation, and review of the violation report.

**IV. CONSENT CALENDAR**

**A. Consideration of Approval of Open Session Minutes**

**Motion:** Holland  
**Second:** Barkouras

**Resolution:** To approve the Open Session Minutes dated February 21, 2017 as presented.

Ayes: Holland, Fisk, Barkouras

Nays: None

Abstain: Blough

**The motion carried.**

**B. Consideration of Approval of the February 28, 2017 Financial Statements**

**Motion:** Fisk

**Second:** Barkouras

**Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2017.

**The motion carried unanimously.**

**C. Consideration of Approval Of Ratification of Security Patrol Services Contract**

**Motion:** Fisk

**Second:** Holland

**Resolution:** To ratify the Contract and amendment with Securitas Security Services USA, Inc. for 24-hour security patrol services.

**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, Solar, Tennis Center, Swim, Trails, and Landscape.

**VI. OLD BUSINESS**

**A. CONSIDERATION OF INVOICE FROM CITY FOR TRAFFIC CONTROL SEPTEMBER 28, 2016**

**Motion:** Holland

**Second:** Barkouras

**Resolution:** To approve payment of \$3,700.20 to the City of Laguna Hills for traffic control required during cleanup of the fallen tree on Greenfield. Funds are to be paid from GL 19132 Operating Contingency.

**The motion carried unanimously.**

## **VII. NEW BUSINESS**

### **A. CONSIDERATION TO SUBMIT A DRAFT DRONE POLICY TO THE MEMBERSHIP FOR REVIEW**

The Board tabled this item. Legal counsel will discuss this with the Board next month.

### **B. CONSIDERATION OF APPOINTMENT OF INSPECTOR OF ELECTION AND APPROVAL OF INSTRUCTIONS TO INSPECTOR**

**Motion:** Holland

**Second:** Fisk

**Resolution:** To approve appointment of The Majority Rules as Inspector of Election for the June 7, 2017 Annual Meeting and Election of Directors and subsequent reconvened meetings as scheduled and to approve the Instructions to Inspector.

**The motion carried unanimously.**

### **C. CONSIDERATION OF WORKERS' COMPENSATION INSURANCE RENEWAL FOR APRIL 1, 2017 THROUGH APRIL 1, 2018**

**Motion:** Fisk

**Second:** Barkouras

**Resolution:** To approve renewal of the Workers' Compensation Insurance Policy through State Compensation Insurance Fund via broker Unique Risk for the total amount of \$48,649. Funds are to be paid from Association G/L N17203 Workers' Comp and Equestrian Center G/L NE17203 Workers' Comp.

**The motion carried unanimously.**

### **D. CONSIDERATION OF RECOMMENDATION FROM THE LANDSCAPE COMMITTEE FOR TREE PLANTING**

**Motion:** Blough

**Second:** Holland

**Resolution:** To approve the recommendation of the Landscape Committee for prioritized locations for tree planting and to approve the Sunset Landscape proposal for planting of 50 trees at a cost of \$7,421.00 with funds to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

**The motion carried unanimously.**

**E. CONSIDERATION OF APPROVAL OF CONTRACT FOR EQUESTRIAN CENTER ROOFING**

**Motion:** Blough  
**Second:** Holland

**Resolution:** To approve a contract with Pacific Crest Roofing for Barn A, Barn B and Clubhouse Roof Tune-Ups at an amount not to exceed \$16,700, funds to be paid from Equestrian Center Roof Reserve G/L N23120. Approval is subject to confirming the pending third bid is within 10% of this approved amount.

**The motion carried unanimously.**

**VIII. CORRESPONDENCE**

The Board reviewed and filed Member correspondence.

**IX. NEXT MEETING**

The next Regular Open Session meeting is scheduled for Tuesday, April 18, 2017 at 7:30 pm.

**X. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.

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Signature

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Date