

**NELLIE GAIL RANCH OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – REGULAR SESSION**  
**TUESDAY, JUNE 20, 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 7:34 p.m.

**DIRECTORS PRESENT**

Loree Blough  
Alex Presley  
Mark Fisk

**DIRECTOR ABSENT**

Paul Holland  
Jill Barkouras

**MANAGEMENT**

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

**II. RECOGNITION OF OPERATIONS SUPERVISOR MANUEL RUELAS' 25 YEARS WITH THE NELLIE GAIL RANCH EQUESTRIAN CENTER**

The Board presented Manuel Ruelas with a recognition plaque and expressed gratitude and appreciation for his 25 years of exceptional service.

**III. APPOINTMENT OF BOARD POSITIONS**

**Resolved:** That the Board of Directors appoints each member to an Officer position on the Board. Available positions are: President, Vice President, Secretary, and 2- Co-Treasurers. Officer terms will remain in place through the election in June 2018.

• **President – Loree Blough**

**Motion:** Fisk  
**Second:** Presley

**Resolved:** To appoint Loree Blough to the position of President.

**Abstain:** Blough  
**Ayes:** Fisk, Presley  
**Nays:** None

The motion carried unanimously.

- **Vice President – Paul Holland**

**Motion:** Blough

**Second:** Fisk

**Resolved:** To appoint Paul Holland to the position of Vice President.

The motion carried unanimously.

- **Secretary – Alex Presley**

**Motion:** Fisk

**Second:** Blough

**Resolved:** To appoint Alex Presley to the position of Secretary.

**Abstain:** Presley

**Ayes:** Fisk, Blough

**Nays:** None

The motion carried unanimously.

- **Co-Treasurer – Mark Fisk**

**Motion:** Presley

**Second:** Blough

**Resolved:** To appoint Mark Fisk to the position of Co-Treasurer.

**Abstain:** Fisk

**Ayes:** Blough, Presley

**Nays:** None

The motion carried unanimously.

- **Co-Treasurer – Jill Barkouras**

**Motion:** Blough

**Second:** Fisk

**Resolved:** To appoint Jill Barkouras to the position of Co-Treasurer.

The motion carried unanimously.

#### **IV. HOMEOWNER FORUM**

No members addressed the Board.

#### **V. EXECUTIVE SESSION REPORT**

The regularly scheduled Executive Session meeting was held on May 23, 2017. Topics included: Approval of April 25, 2017 Executive Session Minutes, Litigation and Legal Matters, Enforcement issues, Pony Express Mailing Options, Storm damage claim, Review of 2017/2018 Staffing & Landscape Budgets, Review of contracts, Community Survey, Review of Violation Report

An Executive Session meeting was held on June 7, 2017. Topics included: Review of Budget, and Community Survey

#### **VI. CONSENT CALENDAR**

**Motion:** Fisk  
**Second:** Presley

**Resolution:** To approve the following Consent Calendar Resolutions:

##### **A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES**

**Resolution:** To approve the Open Session Minutes dated May 23, 2017 as presented.

##### **B. CONSIDERATION OF APPROVAL OF MAY 31, 2017 FINANCIAL STATEMENTS**

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

The Consent calendar motions carried unanimously.

**End of Consent Calendar**

#### **VII. 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 Center, Trails, and Landscape.

#### **VIII. OLD BUSINESS**

**A. CONSIDERATION OF DRAFT COMMUNITY SURVEY**

The Board reported the survey is subject to some final content revisions. Direct distribution will be via an insert in The Pony Express.

**IX. NEW BUSINESS**

**A. CONSIDERATION OF REPORT FROM LEGAL COUNSEL RELATED TO SHORT TERM RENTALS**

The Board reported it has received a legal opinion related to the nuisance concerns related to short term rentals. The opinion will be further reviewed at the next Executive Session Meeting and further reported on.

**B. CONSIDERATION OF ANNUAL ADOPTION OF CODE OF CONDUCT AND ETHICS**

**Motion:** Fisk  
**Second:** Presley

**Resolution:** That the Board of Directors adopt and sign the Code of Conduct and Ethics that are applicable to all Board Members, Committee Members and other volunteers serving the community.

The motion carried unanimously.

**C. CONSIDERATION OF APPROVAL OF OUTDOOR SPORT COURT RESURFACING PROJECT**

**Motion:** Presley  
**Second:** Fisk

**Resolution:** To approve a Contract with Pro Surface for outdoor sport court resurfacing at all NGROA Parks at a not to exceed cost of \$12,285.

The motion carried unanimously.

**D. CONSIDERATION OF APPROVAL FOR TREE PLANTING**

**Motion:** Fisk  
**Second:** Presley

**Resolution:** To approve the Landscape Committee recommendation subject to review by Mosaic Consulting to approve the Sunset Landscape proposal in the amount of \$17,608 for planting of seventy-six (76) trees throughout the community along with forty (40) associated bubblers. Funds are approved to be paid from Reserve Account G/L 23034 Tree Replacement Reserve in the amount of \$16,608

and the amount of \$1,000 from Operating GL15502 Landscape Replacement.

**The motion carried unanimously.**

**E. CONSIDERATION OF MONUMENT AND TREE LIGHTING ENHANCEMENTS**

This item was tabled.

**X. CORRESPONDENCE**

The Board received and filed Member correspondence.

**XI. NEXT MEETING**

The next regular Open Session meeting is scheduled for Tuesday, July 18, 2017 at 7:30 p.m.

**XII. ADJOURNMENT**

The meeting was adjourned at 8:02 p.m.

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Signature

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Date