

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

TUESDAY, OCTOBER 17, 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

Fifteen (15) members were in attendance and eight (8) addressed the Board.

III. EXECUTIVE SESSION REPORT

September 19, 2017 agenda items included:

- Approval of August 15, August 30, and September 5, 2017 Executive Session Minutes.
- Renewal of Hayden Show Jumping Service Agreement
- Renewal of Chip & Charge Service Agreement
- Renewal of Evolution Swim Academy Service Agreement
- Renewal of South OC Pony Club Service Agreement
- Approval of Janitorial & Maintenance Handyman Services Contract
- Approval of Equestrian Center HVAC Replacement
- Approval of Animal Pest Management Contract
- Approval of Holiday Lighting contract with Shine Illumination
- Consider legal updates related to litigation.
- Consideration of Clubhouse Refresh options.
- Review of delinquencies and status of collection on judgements.
- Consideration of violations, enforcement action and violation report.

IV. CONSENT CALENDAR

Motion: Fisk
Second: Holland

Resolution: To approve the following Consent Calendar Resolutions items IV-A through IV-D:

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

Resolution: To approve the Open Session Minutes dated September 19, 2017 as presented.

B. **CONSIDERATION OF APPROVAL OF SEPTEMBER 30, 2017 FINANCIAL STATEMENTS**

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated September 30, 2017.

C. **CONSIDERATION OF COLLECTION ACTIONS, APPROVAL TO PROCEED WITH LIENS, COMMENCE FORECLOSURE AND WRITE-OFF BAD DEBT**

Resolutions: To authorize and instruct Management to record a lien on six (6) 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
0201-01	\$668.00
0250-02	\$668.00
0565-01	\$668.00
0668-02	\$668.00
0856-02	\$668.00
1076-01	\$6,387.99

and,

To record in the open session minutes the following accounts were authorized for foreclosure in executive session:

Parcel Number	Due
627-441-18	\$8,548.31
627-431-07	\$5,298.00
627-412-07	\$10,177.57
627-061-03	\$1,692.47
636-361-11	\$1,699.94
627-421-15	\$6,252.84

and,

To write off the following past owner account balances:

Account #	Amount Due	Comments:
0561-01	\$2,609.00	Small Claims judgment was obtained prior to a BK that subsequently discharged the judgment.
0887-01	\$1,192.43	Past owner balance of assessments in the amount of \$770 and collection costs in the amount of \$422.43 are uncollectible due to statute of limitations.

Supplemental Delinquency Statistics for the minutes:

- Ten (10) past owner delinquencies total \$7,620 in assessments and \$8,862 in judgments.
- Sixteen (16) current owner delinquencies total \$56,320 in assessments and \$4,910 in judgments.
- The total current and past owner delinquent assessment balance totals \$63,940.
- Past owner pending small claim judgements total \$13,772.
- The collection attorney is currently working on twelve (12) past and current homeowner accounts to collect on judgments and/or past due balances.
- Total accumulated outstanding assessments total 2.9% of the annual assessment budget.

D. CONSIDERATION OF APPROVAL TO AUTHORIZE REALLOCATION OF THE 2017-18 RESERVE FUND BEGINNING YEAR BALANCE

Resolution: To direct Management to reallocate the existing reserve funds effective October 1, 2017 in accordance with the 2017-18 Reserve Balance Reallocation Schedule prepared by Management, and based on the 2017-18 Reserve Study Funding Plan prepared by Association Reserves.

The motion carried unanimously.

End of Consent Calendar

V. REPORTS

The following reports were received and filed by the Board: Financial Summary, Architectural Review, Communications, Emergency Preparedness, 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 REVISION TO EQUESTRIAN CENTER USE FEES

Resolution: To approve revision of the Equestrian Center Fee Schedule as follows:

Motion: Holland

Second: Fisk

- To extend the Nellie Gail Ranch Member boarding fee discount of \$45 to a second horse.

The motion carried unanimously.

Motion: Presley

Second: Barkouras

- To implement a \$45 per month Equestrian Center use fee for non-residents boarding at private Nellie Gail Ranch homeowner stables.

Ayes: Fisk, Blough, Presley, Barkouras

Nays: Holland

The motion carried.

B. CONSIDERATION OF APPROVAL TO SUBMIT DRAFT EQUESTRIAN CENTER RULES AND PARK RULES AND REGULATIONS TO THE MEMBERSHIP FOR REVIEW

Motion: Barkouras
Second: Fisk

Resolution: To approve the recommendation of the Equestrian Committee to submit the draft revised Equestrian Center rules to the Membership for 30-day comment prior to Board consideration of approval at the January 2018 Board meeting.

The motion carried unanimously.

Motion: Barkouras
Second: Fisk

Resolution: To approve the recommendation of Management to submit the draft Park Rules and Regulations to the Membership for 30-day comment prior to Board consideration of approval at the January 2018 meeting.

The motion carried unanimously.

C. CONSIDERATION OF ISSUANCE OF FIELD USE PERMITS

Motion: Fisk
Second: Holland

Resolution: To approve field use permits for practices conducted by Friday Night Lights League youth flag football teams at Gallup Park with the following stipulations:

- Practice only
- At least one (1) team member must be a child of a Nellie Gail property owner to qualify for a permit.

The motion carried unanimously.

D. CONSIDERATION FOR APPROVAL OF 2018 CALENDAR OF EVENTS

This item was tabled. Management was directed to resubmit at the next meeting with the Event Calendar report comparing this years actual expenses and sponsorships and ticket sales to next years proposed budgets.

E. CONSIDERATION OF ASSIGNMENT OF LANDSCAPE COMMITTEE TO REVIEW TRAIL HEADS AND MAKE A RECOMMENDATION TO THE BOARD REGARDING POSSIBLE HARDSCAPE IDENTIFYING ELEMENTS COMBINED WITH LANDSCAPE IMPROVEMENTS

Motion: Holland
Second: Fisk

Resolution: To assign the Landscape Committee & Trails Committee to review trail heads and make a recommendation regarding possible hardscape, pilaster or trail marker elements combined with landscape improvements to create an identifying feature for trail heads.

The motion carried unanimously.

F. CONSIDERATION OF APPOINTMENT OF EMERGENCY PREPAREDNESS COMMITTEE MEMBER

This item was tabled until November.

VIII. CORRESPONDENCE

The Board received and filed Member correspondence.

IX. NEXT MEETING

The next Board of Directors Meeting will be Tuesday, November 14, 2017 at 7:30 p.m.

X. ADJOURNMENT

The Open Session Meeting was adjourned at 9:00 p.m.

Signature

Date