

**NELLIE GAIL RANCH OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – REGULAR SESSION**  
**TUESDAY, APRIL 25, 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  
John Park  
Mark Fisk  
Jill Barkouras

**MANAGEMENT**

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

**II. HOMEOWNER FORUM**

One (1) member addressed the Board with a request related to ongoing tracking of security patrol observations and calls.

**III. EXECUTIVE SESSION REPORT**

The regularly scheduled Executive Session meeting was held on March 21, 2017. Topics included approval of February 21, 2017 Executive Session meeting minutes, legal issues, possible ARC appeals related to enforcement, staffing issues, denial of Equestrian Center Instructor application, revision of template contract agreement, approval of contract for retaining wall, approval of workman's compensation insurance renewal 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 March 21, 2017 as presented.

Ayes: Holland, Fisk, Barkouras, Blough  
Nays: None  
Abstain: Park

**The motion carried.**

**B. Consideration of Approval of the March 31, 2017 Financial Statements**

**Motion:** Holland  
**Second:** Fisk

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

**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 Center, Trails, and Landscape.

**VI. OLD BUSINESS**

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

**Motion:** Holland  
**Second:** Fisk

**Resolution:** to take no action at this time as it was determined there was insufficient input to warrant the adoption of a policy that would be difficult to monitor and redundant to the current FAA regulations.

**The motion carried unanimously.**

**VII. NEW BUSINESS**

**A. CONSIDERATION OF APPROVAL TO PROCEED WITH LIENS**

**Motion:** Barkouras  
**Second:** Fisk

**Resolution:** 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:

<b>Account Number</b>	<b>Total Amount Due</b>
0145-01	\$712.48
0157-02	\$706.94
0330-BO	\$706.94
0457-02	\$706.94
1162-01	\$706.94
1268-02	\$706.94

**Supplemental Delinquency Statistics:**

- Thirteen (13) past owner delinquencies total \$12,010 in assessments.
- Twenty-two (22) current owner delinquencies total \$56,899.26 in assessments.
- The total current and past owner delinquent assessment balance totals \$68,909.87.
- Past owner pending small claim judgements total \$10,512.58.
- Total accumulated outstanding assessments total 3.7% of the annual assessment budget.

**The motion carried unanimously.**

**B. CONSIDERATION OF APPROVAL OF ASSOCIATION CLUBHOUSE PARKING LOT ASPHALT REPAVING PROJECT**

**Motion:** Blough  
**Second:** Park

**Resolution:** To table this matter and bring back after reviewing permit requirements, if any; and to consider potential paving impacts of future renovation work.

**The motion carried unanimously.**

**C. CONSIDERATION OF APPROVAL OF TENNIS CENTER CLUBHOUSE CARPET REPLACEMENT**

**Motion:** Park  
**Second:** Barkouras

**Resolution:** To approve a contract with Anderson's Floors, Kitchen & Baths to replace carpet in the Tennis Center Clubhouse at a cost of \$4,995.

**The motion carried unanimously.**

**D. CONSIDERATION OF APPROVAL OF TREE PLANTING AT RECREATION CENTER PERIMETER**

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

**Resolution:** To approve the Sunset Landscape proposal in the amount of \$6,808 for planting of twenty-eight (28) trees at the perimeter of the Recreation Center to provide ongoing tree screening between Oso Parkway and the Equestrian Center. Funds are approved to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

**The motion carried unanimously.**

**E. CONSIDERATION OF DIRECTION TO MANAGEMENT TO WORK WITH MNWD TO CONVERT POTABLE IRRIGATION TO RECYCLED WATER**

**Administrative Direction:** To approve the Landscape Committee to begin working with MNWD to determine feasibility to convert additional potable irrigation to recycled water.

**VIII. CORRESPONDENCE**

The Board received and filed Member correspondence.

**IX. NEXT MEETING**

The next regular Open Session meeting is scheduled for Tuesday, May 23, 2017 at 7:30 pm.

**X. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.

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Signature

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Date