

NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – REGULAR SESSION
TUESDAY, MAY 23, 2017
MINUTES

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:31 p.m.

DIRECTORS PRESENT

Loree Blough
John Park
Mark Fisk
Jill Barkouras

DIRECTOR ABSENT

Paul Holland

MANAGEMENT

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

II. HOMEOWNER FORUM

Two (2) members addressed the Board with one request related to short term rental concerns. The Board directed Management to have counsel submit a report regarding current legislation related to short term rentals.

III. EXECUTIVE SESSION REPORT

- The regularly scheduled Executive Session meeting was held on April 25, 2017. Topics included approval of March 21, 2017 Executive Session meeting minutes, review of legal issues, authorization to offer Alternative Dispute Resolution (ADR) to a homeowner in an enforcement matter, consideration of a draft survey, resolution of a storm damage claim and receipt of the violation report. It was also announced the Association had received a \$22,700 reimbursement of fees incurred in the successful Columbo litigation with an additional judgement in the amount of \$7,857 pending collection.

IV. CONSENT CALENDAR

Motion: Park
Second: Fisk

Resolution: To approve the following Consent Calendar Resolutions:

A. Consideration of Approval of Open Session Minutes

Resolution: To approve the Open Session Minutes dated April 25, 2017 as presented.

B. Consideration of Approval of the April 30, 2017 Financial Statements

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

The Consent calendar motions 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 OF APPROVAL OF ASSOCIATION CLUBHOUSE PARKING LOT ASPHALT REPAVING PROJECT

Motion: Park
Second: Blough

Resolution: To approve a contract with J.B. Bostick Company, Inc. for asphalt repair and paving of the Association Clubhouse parking lot at a not to exceed cost of \$38,947.

The motion carried unanimously.

VII. NEW BUSINESS

A. CONSIDERATION OF PARK SIGNAGE / PARK POLICY FOR NO SMOKING IN COMMUNITY PARKS

Motion: Fisk
Second: Barkouras

Resolution: To approve park signage and a park use policy for submittal to the Membership confirming policies for "No Smoking" and parks are for Member and Member guest use only" along with other such park use policies as the Board may wish to consider.

The motion carried unanimously.

B. CONSIDERATION OF PURCHASE AND INSTALLATION OF NEW PARK BENCHES AT HIDDEN TRAIL PARK

Motion: Park
Second: Blough

Resolution: To approve purchase of three (3) Malibu Benches from The Park Catalogue company at a cost of \$1,674.12 and to approve Boulder Earthwork to build and install the three (3) new benches at Hidden Trail Park for a cost of \$750.

The motion carried unanimously.

C. CONSIDERATION OF PURCHASE OF STORAGE SHED FOR COMMUNITY EMERGENCY SUPPLIES

Motion: Blough
Second: No Second

Resolution: To approve a budget not to exceed \$28,00 and direct Management to finalize bidding for purchase of a storage shed and associated walkway that serves the dual benefit of access to the shed and improved access between the spa and the shade structure.

The motion died.

Motion: Park
Second: Fisk

Resolution: To approve a budget not to exceed \$24,00 and direct Management to finalize bidding for purchase of a storage shed and associated walkway that serves the dual benefit of access to the shed and improved access between the spa and the shade structure.

The motion carried unanimously.

D. CONSIDERATION OF DIRECTION TO MANAGEMENT TO SUPPLEMENT COMMUNITY MONUMENT AND TREE LIGHTING STARTING AT MONUMENT PARK

Administrative Direction: To direct Management to prepare a scope of work for enhanced lighting at Monument Park and key community entry's and obtain proposals for submittal to the Board.

The motion carried unanimously.

E. CONSIDERATION OF TRAIL TREE TRIMMING PROJECT

Motion: Park
Second: Barkouras

Resolution: To approve a contract with Quezada Pro Landscape to trim trees, remove dead trees, dead shrubs and volunteer trees on the trail easement in several areas for the cost of \$14,320.

The motion carried unanimously.

F. LANDSCAPE COMMITTEE REQUEST REGARDING CITY DRAFT BUDGET

Administrative Direction: To direct Management to attend the City of Laguna Hills June budget meeting in support of the Nellie Gail Ranch budget requests. One Board Member will attend subject to availability.

G. CONSIDERATION OF DRAFT COMMUNITY SURVEY

The Board tabled this item.

VIII. CORRESPONDENCE

The Board received and filed Member correspondence.

IX. NEXT MEETING

The next regular Open Session meeting is scheduled for Tuesday, June 20, 2017 at 7:30 p.m.

X. ADJOURNMENT

The meeting was adjourned at 8:57 p.m.

Signature

Date