

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

TUESDAY, JULY 18, 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
Alex Presley
Mark Fisk
Jill Barkouras

MANAGEMENT

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

II. PRESENTATION OF CERTIFICATES OF APPRECIATION FOR DEDICATED YEARS OF SERVICE TO THE COMMUNITY

The Board presented Deirdre Spalding and John Park with recognition plaque certificates of appreciation and gift cards to express gratitude for their dedicated work and years of volunteer service as members of the Board of Directors.

III. PRESENTATION BY EQUESTRIAN COMMITTEE RELATED TO PRIORITIZING RESERVE PROJECTS FOR 2017-18

Anne Cole on behalf of the Equestrian Committee gave a presentation reflecting prioritized reserve projects for the 2017-2018 Fiscal year, with a focus on the Equestrian Center Clubhouse.

Motion: Blough
Second: Fisk

Resolution: To approve the prioritized projects from the Preliminary Remodeling Plans for reserve item improvements at the Equestrian Center;

and,

To authorize the Equestrian Committee to pursue fundraising efforts to bridge any gaps

in potential capital project expenses;

and,

To reach out to Boarders regarding possible improvements they may wish to have considered for Equestrian Center improvements.

The motion carried unanimously.

IV. HOMEOWNER FORUM

Two (2) members addressed the Board. One addressed tree selection and planting locations and another addressed and tree maintenance on trails.

V. CONSIDERATION OF HOMEOWNER APPEAL – 27592 DEPUTY CIRCLE (AHWAZI)

Motion: Blough

Second: Presley

Resolution: To deny the appeal by Mr. Hamid Ahwazi, owner of 27592 Deputy Springs, who requested approval of his front yard sculpture and potted trees which was previously denied by the ARC.

Administrative Direction: Management was directed not to pursue further enforcement action on the unapproved/non-compliant yard art, however, if the sculpture is not removed within 60 days of the notification letter, the deposit will be forfeited and the item will remain noted on the property as unapproved.

The motion carried unanimously.

VI. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on June 20, 2017. Topics included: Approval of May 23, 2017 and June 7, 2017 Executive Session Minutes, litigation and legal matters, review short term rental legal opinion, approval of collection attorney to collect on judgements and past due assessments, renewal of retainer agreement with legal counsel, review of draft community survey questions that apply to services provided by existing contractors, review of enforcement issues and violation report, reported on receipt of judgment and insurance payments reimbursing legal fees.

VII. CONSENT CALENDAR

Motion: Barkouras

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 June 20, 2017 as presented.

B. CONSIDERATION OF APPROVAL OF JUNE 30, 2017 FINANCIAL STATEMENTS

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

C. CONSIDERATION OF APPROVAL TO PROCEED WITH LIENS AND WRITE-OFF OF BAD DEBT

Resolution: To authorize and instruct Management to record a lien on five (5) 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
0862-01	\$706.94
1268-02	\$706.94
1096-01	\$6,202.70
0863-02	\$10,607.91

and,

To write off the following past owner account balances:

Account #	Amount Due	Comments:
0522-02	\$1,170.60	Past owner balance for January-November 2011. Uncollectible due to statute of limitations.
1394-01	\$85.00	Past owner paid \$5,511.43 on April 29, 2016. All past assessments, collection fees, late fees and interest

		paid with exception of final release of lien. Collection costs would exceed balance due.
--	--	--

Supplemental Delinquency Statistics for the minutes:

- Thirteen (13) past owner delinquencies total \$12,010 in assessments.
- Twenty-one (21) current owner delinquencies total \$56,102.26 in assessments.
- The total current and past owner delinquent assessment balance totals \$68,112.26.
- Past owner pending small claim judgements total \$10,512.58.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due balances.
- Total accumulated outstanding assessments total 3.6% of the annual assessment budget.

D. CONSIDERATION OF APPROVAL OF TRAIL FENCE REPLACEMENT ALONG LA PAZ AND IN DAPPLE GREY PARK

Resolution: To approve two (2) proposals from Boulder Earthwork to remove 393 lineal feet of existing, dilapidated fencing and install 498 lineal feet of fencing along La Paz Road and in the Dapple Grey Park area for a total cost of \$10,143.00.

The Consent Calendar resolutions B-D carried unanimously, Barkouras and Holland abstained on A.

End of Consent Calendar

VIII. 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.

IX. OLD BUSINESS

A. CONSIDERATION OF DRAFT COMMUNITY SURVEY

Motion: Fisk
Second: Barkouras

Resolution: To approve the survey for distribution via an insert in The Pony Express and posting on the website. The issue will be mailed in a sealed clear package, first class, and with return postage for the survey.

The motion carried unanimously.

B. CONSIDERATION OF REPORT TO MEMBERS RELATED TO SHORT TERM RENTALS

Administrative Direction: Management was directed to reach out to the City to determine what community-wide municipal codes and ordinances the City may be considering that may guide Nellie Gail Ranch's further evaluation of this matter.

X. NEW BUSINESS

A. CONSIDERATION OF DRAFT 2017-18 RESERVE STUDY AND DIRECTION FOR REVISIONS

The Board tabled a decision on this item. It will be discussed at a Budget Workshop meeting on Tuesday, July 25, 2017 at 4:00 pm.

B. CONSIDERATION OF 2017-18 FISCAL YEAR DRAFT BUDGET AND ASSUMPTIONS

The Board tabled a decision on this item. It will be discussed at a Budget Workshop meeting on Tuesday, July 25, 2017 at 4:00 pm.

C. CONSIDERATION OF APPROVAL TO REPLACE NINE (9) ELECTRIC METER PEDESTALS AND SIX (6) IRRIGATION CONTROLLER ENCLOSURES

Motion: Fisk
Second: Holland

Resolution: To approve the purchase of nine (9) stainless-steel electric meter pedestals and six (6) irrigation controller enclosures from CED for a price not to exceed \$21,917.

and,

To approve a contract with Advance Electric to install and procure the required city permits for the installation of the nine (9) new electric meter pedestals, the six (6) new irrigation controller enclosures and new concrete pads for a total not to exceed \$23,851.50.

The total contracted amount for purchase and installation of the stainless-steel cabinets and new concrete pads is not to exceed \$45,768.50.

The motion carried unanimously.

D. CONSIDERATION OF MONUMENT AND TREE LIGHTING ENHANCEMENTS

Motion: Fisk
Second: Holland

Resolution: To approve the purchase of Focus Industries light components from Lighting Supply Guy (LSG) for Monument Park at a cost of \$5,669.81;

and,

To approve a proposal in the amount of \$1,180 from Sunset Landscape for 115 feet total trenching and turf replacement at Monument Park to provide access to power at two trees;

and,

To approve a proposal in the amount of \$3,450 from Advance Electric Inc. to install Focus Industries lighting components at Monument Park;

The total cost for the Monument Park project is \$10,300, plus a project contingency of \$400 for a project total of \$10,700, funds to be paid from Contingency GL19132.

and,

To approve the purchase of Focus Industries light components from Lighting Supply Guy (LSG) for the Rapid Falls Monument at a cost of \$3,205.56;

and,

To approve a proposal in the amount of \$5,180 from Boulder Earthwork for 170 feet of hand dug trenching at Rapid Falls Monument to provide power access to the monument and trees;

and,

To approve a proposal in the amount of \$4,750 from Advance Electric Inc. to provide conduit and wiring and install Focus Industries lighting components at the Rapid Falls Monument;

The total cost for the Rapid Falls Monument Lighting Project is \$13,136, plus a project contingency of \$400 for a project total of \$13,536, funds to be paid from Contingency GL19132.

The motion carried unanimously.

E. CONSIDERATION OF APPROVAL FOR PURCHASE OF PORTABLE STAGING FROM QUICK STAGE INC.

Motion: Blough
Second: Barkouras

Resolution: To approve the purchase of weather resistant portable staging sized at 16' x 24' with center thrust (1/2 oval front), two (2) 4x4 wings at 48" high, 56" high drum riser, two (2) step stair units, guard rails, skirting, two (2) stage deck storage carts and hardware from Quick Stage, Inc. at a cost of \$20,220.

The motion carried unanimously.

XI. CORRESPONDENCE

The Board received and filed Member correspondence.

XII. NEXT MEETING

The next meeting of the Board will be a Budget Workshop meeting scheduled for Tuesday, July 25, 2017 at 4:00 p.m.

XIII. ADJOURNMENT

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



Signature

9/14/2017

Date