

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

**TUESDAY, AUGUST 21, 2018**

**MINUTES**

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**I. CALL TO ORDER**

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m.

**DIRECTORS PRESENT**

Alex Presley  
Paul Holland  
John Park  
Joyce Taylor

**DIRECTOR ABSENT**

Mark Fisk

**MANAGEMENT**

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

**II. HOMEOWNER FORUM**

**A. OPEN HOMEOWNER FORUM**

Seven (7) homeowners signed in to address the Board regarding CC&R enforcement, security, enforcement status, corner monuments.

**III. HOMEOWNER APPEAL**

**A. CONSIDERATION OF HOMEOWNER APPEAL – 25882 HITCHING RAIL**

**Motion:** Park  
**Second:** Holland

**Resolution:** The basketball backboard is not in strict compliance but does not meet the threshold for enforcement.

The motion carried unanimously.

#### IV. EXECUTIVE SESSION REPORT

##### A. REPORT ON EXECUTIVE SESSION MEETINGS – JULY 17, 2018 & AUGUST 7, 2018

An Executive Session meeting was held on July 17, 2018

Topics included:

- Approval of the May 15, 2018 and June 19, 2018 Executive Session meeting minutes
- Reviewed status of legal and enforcement matters
- Review of Delinquency and Collection Reports
- Approval of CPA for audit and tax preparation
- Approval of Service Agreements with Sea Stallion & TriLaVie
- Received the July Violation Report

An Executive Session Budget Workshop was held on August 7, 2018.

Topics included:

- Review of Use Agreements Pending Renewal
  - \* Chip & Charge, Inc.
  - \* Evolution Swim
  - \* Hayden Show Jumping
- Review of the 2018-2019 staffing budget

#### V. APPROVAL OF MINUTES

##### A. JULY 17, 2018 OPEN SESSION MINUTES

**Motion:** Holland

**Second:** Park

**Resolution:** To approve the July 17, 2018 Open Session Meeting Minutes as submitted.

The motion carried unanimously.

##### B. AUGUST 7, 2018 OPEN SESSION MINUTES

**Motion:** Holland

**Second:** Park

**Resolution:** To approve the August 7, 2018 Budget Workshop Open Session Meeting Minutes as submitted.

The motion carried unanimously.

VI. CONSENT CALENDAR

**Consent Calendar Resolution:** To approve Consent Calendar resolutions for agenda items VI-A through VI-C.

**Motion:** Park  
**Second:** Taylor

A. CONSIDERATION OF APPROVAL OF JUNE 30, 2018 FINANCIAL STATEMENTS

**Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2018 reflecting the following:

The Consolidated Balance Sheet reflects \$3,568,012 in reserve funds, \$1,605,576 in operating funds, \$5,400 in Petty Cash, and \$450,895 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,629,882.

Year to date Assessment Revenue totals \$1,730,970 compared to the budgeted \$1,679,958.

Year to date Total Consolidated Revenue is \$2,883,545 compared to the budgeted \$2,803,226.

The Consolidated Net (Loss) for the **month** prior to adjustments for depreciation is (\$39,639) compared to the budgeted (\$153,580). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$146,299 compared to the budgeted \$19,812. Year to date reserve funding is \$348,314 compared to a budget of \$326,250. The variance is reserve interest income.

The motion carried unanimously.

B. CONSIDERATION OF APPROVAL OF DELINQUENCY POLICY FOR MAILING WITH THE 2018-19 BUDGET AND \$20 ASSESSMENT CREDIT FOR FULL ANNUAL ASSESSMENT PAYMENT BY OCTOBER 31, 2018

**Motion:** Holland  
**Second:** Taylor

**Resolution:** To adopt the Delinquency Policy effective October 1, 2018 for mailing to the membership with the 2018-19 Budget and associated disclosures. The Delinquency Policy has been updated to reflect the new statutory fee and the updated collection costs.

and,

To approve an assessment credit of \$20 for homeowners who pay the full years assessment by October 31, 2018.

The motion carried unanimously.

**C. CONSIDERATION OF APPROVAL TO OPEN TWO BANK ACCOUNTS FOR DEPOSIT AND RESERVE FUND INVESTMENTS**

**Motion:** Taylor  
**Second:** Holland

**Resolution:** To approve opening two new accounts for stall deposit, architectural deposit and reserve fund investments.

The motion carried unanimously.

**End of Consent Calendar**

**VII. OLD BUSINESS**

No Old Business to Come Before the Board

**VIII. NEW BUSINESS**

**A. CONSIDERATION OF APPROVAL TO SUBMIT DRAFT REVISIONS TO THE ELECTION RULES TO THE MEMBERSHIP FOR REVIEW**

**Motion:** Holland  
**Second:** Taylor

**Resolution:** To approve submitting draft revised Election Rules to the Membership for 30-day comment prior to Board consideration of approval at the October 23, 2018 Board meeting.

The motion carried unanimously.

**B. CONSIDERATION OF REVISION TO EQUESTRIAN CENTER USE FEES**

**Motion:** Park  
**Second:** Holland

**Resolution:** To approve the 2018-19 Equestrian Center Fee Schedule effective October 1, 2018 implementing the following changes:

- Monthly boarding fees increased the amount of \$25 per month for box stalls and \$30 per month for pipe stalls.

- Labor charge for lunch service increased the amount of \$5 per month.
- Drystall fee increased \$28 per month for homeowners.
- Drystall fee increased \$38 per month for non-homeowners.
- Instructor fee increased by \$5 per month.

The motion carried unanimously.

**C. CONSIDERATION OF APPROVAL OF RESERVE TRANSFER FROM OPERATING TO THE RESERVE ACCOUNT**

**Motion:** Park  
**Second:** Taylor

**Resolution:** To approve transfer of \$60,000 from the Operating Account to the Reserve Account. This amount comes from anticipated year end remaining balances in Operating GL 18809 Capital Expenditure in the amount of \$23,016 and an anticipated remaining balance of \$34,734 in Operating GL 19132 Operating Contingency. This transfer will increase available funding in reserves for handicapped parking, entry walkway and office/clubhouse entry paving reserve projects.

The motion carried unanimously.

**D. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2018 TO SEPTEMBER 1, 2019**

**Motion:** Taylor  
**Second:** Holland

**Resolution:** To approve renewal of insurance policies through LaBarre/Oksnee Insurance in the total amount of \$76,161.82.

The motion carried unanimously.

**E. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE FIFTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME**

**Motion:** Holland  
**Second:** Park

**Resolution:** To approve placement of an Ad in the Game Program for the Fifth Annual First Responders Cup Softball Game at a cost of \$650.

The motion carried unanimously.

**IX. REPORTS**

The following reports were received and filed by the Board: Financial Summary, General Manager's, Architectural Review, Communications, Equestrian Center, Events, Solar, Swim Center, Tennis Center, Trails, and Landscape.

Delinquency Statistics:

- Three (3) past owner delinquencies total \$0 in assessments and \$3,777 in assessment judgments.
- Sixteen (16) current owner past due delinquencies total \$50,399 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on ten (10) past and current homeowner accounts to collect on judgments and/or past due balances.
- Total accumulated outstanding assessments total 2.25% of the annual assessment budget.

**X. BOARD DISCUSSION ITEMS**

- Security Fair

**XI. CORRESPONDENCE**

Action: To receive and file homeowner correspondence.

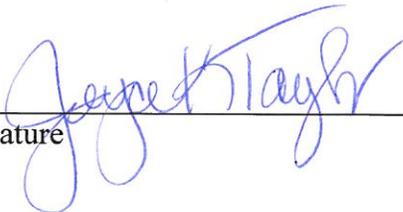
**XII. NEXT MEETING**

The next regular Open Session Board of Directors meeting will be held on Tuesday, September 18, 2018 at 7:30 p.m.

**XIII. ADJOURNMENT**

The meeting was adjourned at 8:16 p.m.

Signature



Date

9/18/18