

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

TUESDAY, APRIL 17, 2018

MINUTES

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

Mark Fisk
Jill Barkouras
Loree Blough
Paul Holland
Alex Presley

MANAGEMENT

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

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Two (2) Members signed in to address the Board with comments related to requests for content in future issues of The Pony Express and an expression of appreciation for the recent article on the Recreation Center purchase and a request to republish again in the next issue.

III. ANNUAL MEETING ACTION / DISCUSSION

A. CONSIDERATION OF REQUEST TO APPLY POSTAGE TO BALLOT RETURN ENVELOPES

Motion: Presley
Second: Holland

Resolution: To approve a candidate request to apply return postage on the ballot return envelopes and to market a message to homeowners to take advantage of the postage and mail their ballots in timely.

The motion carried unanimously.

B. CONSIDERATION OF SCHEDULING A MEET THE CANDIDATES NIGHT

Motion: Barkouras

Second: Presley

Resolution: To approve scheduling a Meet the Candidates night, for May 1st, 2nd or 3rd, at 6:30 pm, with refreshments

The motion carried unanimously.

IV. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETING MARCH 20, 2018

An Executive Session meeting was held on March 20, 2018. Topics included:

- Approval of the February 20, 2018 Executive Session Minutes
- Reviewed status of litigation, legal and enforcement matters
- Authorized payment of two expert consultant invoices (anticipated to be reimbursed by insurance)
- Conducted a Meet and Confer with a homeowner regarding outstanding assessments and approved a payment plan
- Review of NGROA maintenance easement and legal matters related to open space
- Review of homeowner maintenance agreement and required maintenance to the covered areas
- Approved Quezada Pro to trim trees at the Equestrian Center
- Approved lifeguard services agreement with Premier Aquatic Services
- Approved agreement with Association Reserves for the on-site 2018-19 reserve study.
- Approved planting of 98 trees throughout the community
- Approved an agreement with Pixel Biz to develop an updated Nellie Gail Ranch website
- Approved the following delinquency actions:
 - Approved the Delinquency Report and the Collection Report
 - Approved foreclosure on Parcel Number 627-412-07
 - Approved the write-off a lien charge on one account

- Approved write-off of four uncollectable past owner balances totaling \$8,626.89
- Approved a payment plan to collect outstanding assessments
- Received the February violation report.

VI. CONSENT CALENDAR

Motion: Barkouras
Second: Fisk

Resolution: To approve Consent Calendar resolutions for agenda items IV-A through IV-D.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated March 20, 2018 as presented.

B. CONSIDERATION OF APPROVAL OF FEBRUARY 28, 2018 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2018.

C. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON ONE ACCOUNT

Resolution: To report the April 17, 2018 Executive Session approval to foreclose on the following property to pursue collection of outstanding assessments:

Parcel Number	Due
627-061-03	\$2,027.16

Supplemental Delinquency Statistics for the minutes:

- Three (3) past owner delinquencies total \$334 in assessments and \$3,777 in judgments.
- Eighteen (18) current owner past due delinquencies total \$69,764 in assessments and \$4,910 in judgements.
- The total current and past owner delinquent assessment balance totals \$69,235.
- 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 3.1% of the annual assessment budget.
- Past owner balances written off year-to-date total \$14,717.06.

D. CONSIDERATION OF APPROVAL TO RECORD LIENS ON SIX (6) PROPERTIES

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
0372-01	\$1,194
1068-01	\$1,194
1220-01	\$1,194
1261-03	\$1,194
1296-01	\$1,194
1332-01	\$1,194

The motion carried unanimously.

End of Consent Calendar

VII. OLD BUSINESS

No Old Business to Come Before the Board

VIII. NEW BUSINESS

A. REVIEW OF CONSTRUCTION PLANS FOR CLUBHOUSE RESERVE AND ASSOCIATED PROJECTS

Motion: Presley
Second: Holland

Resolution: The construction plans for Clubhouse reserve and associated projects were approved to send out to bid.

The motion carried unanimously.

B. CONSIDERATION OF RECOMMENDATION FROM THE LANDSCAPE COMMITTEE FOR PLANTING THROUGHOUT THE COMMUNITY

Motion: Fisk
Second: Barkouras

Resolution: To approve the Landscape Committee recommendations for purchase of plant materials for specified planting throughout the community from Sunset Landscape in an amount not to exceed \$23,000. Funds to be paid from the operating Landscape Replacement GL 15502.

and,

To table approval of artificial boulders for placement at Monument Park Monument pending further warranty review and to approve an e-mail vote by the Board following receipt of the additional information in order to have planting completed timely.

The motion carried unanimously.

IX. REPORTS

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

X. BOARD DISCUSSION ITEMS

None

XI. CORRESPONDENCE

Proposed Action: To receive and file.

XII. NEXT MEETING

The next Open Session Board of Directors meeting is May 15, 2018 at 8:20 p.m.

Signature



Date

05/15/2018