

NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING – REGULAR SESSION
TUESDAY, AUGUST 21, 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

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 judgments.
- 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.

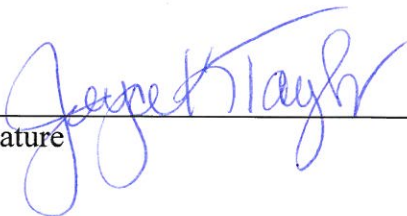
XII. NEXT MEETING

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