

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

**TUESDAY, JUNE 19, 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 7:33 p.m.

**DIRECTORS PRESENT**

Mark Fisk  
Paul Holland  
John Park  
Joyce Taylor

**DIRECTOR ABSENT**

Alex Presley

**MANAGEMENT**

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

**II. CONSIDERATION OF ELECTION OF OFFICERS**

**Resolved:** That the Board of Directors elects each member to an Officer position on the Board. Available positions are: President, Vice President, Secretary, and 2- Co-Treasurers. Officer terms will remain in place through the election in June 2019.

- **President – Mark Fisk**

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

**Resolved:** To appoint Mark Fisk to the position of President.

**The motion carried unanimously.**

- **Vice President – Alex Presley**

**Motion:** Park  
**Second:** Fisk

**Resolved:** To appoint Alex Presley to the position of Vice President.

**The motion carried unanimously.**

- **Secretary – Joyce Taylor**

**Motion:** Fisk

**Second:** Holland

**Resolved:** To appoint Joyce Taylor to the position of Secretary.

**The motion carried unanimously.**

- **Co-Treasurer – John Park**

**Motion:** Holland

**Second:** Taylor

**Resolved:** To appoint John Park to the position of Co-Treasurer.

**The motion carried unanimously.**

- **Co-Treasurer – Paul Holland**

**Motion:** Fisk

**Second:** Taylor

**Resolved:** To appoint Paul Holland to the position of Co-Treasurer.

**The motion carried unanimously.**

### **III. HOMEOWNER FORUM**

#### **A. OPEN HOMEOWNER FORUM**

Five (5) homeowners signed in to address the Board with concerns regarding herbicides being used and requesting a move to organic weed control, entrances, concerts.

### **IV. PRESENTATION**

#### **A. PRESENTATION TO PAST BOARD MEMBERS**

The Board recognized Loree Blough and Jill Barkouras and expressed gratitude for their dedicated work and volunteer service as members of the Board of Directors.

## V. EXECUTIVE SESSION REPORT

### A. REPORT ON EXECUTIVE SESSION MEETING MAY 15, 2018

An Executive Session meeting was held on May 15, 2018. Topics included:

- Approval of the April 17, 2018 Executive Session Minutes, April 27, 2018 Executive Session Conference Call Minutes & May 8, 2018 Executive Session Conference Call Minutes.
- Reviewed status of legal and enforcement matters and acceptance of final payment from McMullin's resulting in final settlement of all matters in dispute.
- Review of legal matters related to pending appeal of denial of plans for noncompliance with community standards.
- Write-off of past owner Account #0769-01 as uncollectible.
- Review of Delinquency and Collection Reports.
- Approval of contract agreement to remove large tree posing risk to association and homeowner property.
- Reviewed Tennis Warehouse Report.
- Received the May violation report.

## VI. CONSENT CALENDAR

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

**Resolution:** To approve the Consent Calendar resolution for agenda item V-B and table item V-A until the July meeting.

### A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

**Resolution:** To table approval of the Open Session Minutes dated May 15, 2018 as presented.

### B. CONSIDERATION OF APPROVAL OF APRIL 30, 2018 FINANCIAL STATEMENTS

**Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated April 30, 2018.

**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 ANNUAL ADOPTION OF CODE OF CONDUCT AND ETHICS**

**Motion:** Holland

**Second:** Taylor

**Resolution:** That the Board of Directors adopt and sign the Code of Conduct and Ethics that are applicable to all Board Members, Committee Members and other volunteers serving the community.

**The motion carried unanimously.**

**B. CONSIDERATION OF SECURITY COMMITTEE RECOMMENDATION**

**Motion:** Holland

**Second:** Taylor

**Resolution:** To approve the following action items recommended by the Security Committee:

1. To remove the "Ad Hoc" status and make the Security Committee a standing committee for ongoing review of security issues in Nellie Gail Ranch and to ratify appointment of current members interested in serving.
2. To accept the Security Committee recommendation that it be further tasked with studying camera and recording options to consider associated technologies, costs and how video may be monitored, accessed and used. Association policies and homeowner privacy concerns shall also be considered along with determining if networking with homeowner systems is viable.
3. To accept the Security Committee recommendation that it be further tasked with creating content and a strategy to implement a homeowner survey related to lighting preferences. Following review of the survey results, if applicable, the Committee shall also recommend messaging related to contacting the City of Laguna Hills to request a city-wide street lighting analysis.
4. To accept the Security Committee recommendation that it be tasked with further evaluating traffic signage and creating a recommended request to be submitted to the City of Laguna Hills Traffic Commission.
5. To approve scheduling a Security Fair for the benefit of the Nellie Gail Ranch community in November 2018 so that all residents can be apprised of the

various opportunities for camera systems, police support, government services, traffic control, and local community involvement in security issues. A cost not to exceed \$500 may be implemented into the Community Events budget.

6. A neighborhood or block watch system be considered in conjunction with or independent of the current Emergency Preparedness Committee.

**The motion carried unanimously.**

**C. CONSIDERATION OF APPROVAL FOR PLANTING AROUND PARK PERIMETERS**

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

**Resolution:** To approve the Landscape Committee recommendation to approve Sunset Landscape proposals totaling \$45,964 for planting enhancements around the perimeter of Hidden Trail Park, Dapple Grey Park, Moulton Park and Gallup Park. Planting will be scheduled in September and October following the summer heat with \$26,000 from the 2017-18 budget and \$19,964 from the 2018-19 budget. The Landscape Committee is authorized to adjust plant counts and types according to design preference subject to not exceeding the total approved amounts.

**The motion carried unanimously.**

**D. CONSIDERATION OF USE OF ROUNDUP AND ALTERNATIVE WEED CONTROL MEASURES**

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

**Resolution:** To approve direction to Sunset Landscape and Boulder Earthwork to implement a trial period using Avenger as an organic herbicide alternative to Roundup while also researching other organic alternatives for weed control on landscape areas and community trails.

**The motion carried unanimously.**

**E. CONSIDERATION OF DRAFT 2018-19 RESERVE STUDY AND DIRECTION FOR REVISIONS**

The Board reviewed the first draft of the 2018-19 reserve study and directed Management to implement proposed assumptions and resubmit a second draft at the next meeting.

**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, Trails, and Landscape.

**X. BOARD DISCUSSION ITEMS**

None

**XI. CORRESPONDENCE**

Action: To receive and file homeowner correspondence.

**XII. NEXT MEETING**

The next Open Session Board of Directors meeting is July 17, 2018 at 7:30 p.m.

**XIII. ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.

  
\_\_\_\_\_  
Signature

07/19/18  
\_\_\_\_\_  
Date