

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

TUESDAY, OCTOBER 16, 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
Mark Fisk
John Park

DIRECTOR ABSENT

Joyce Taylor

MANAGEMENT

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

II. HOMEOWNER FORUM

A. OPEN HOMEOWNER FORUM

Six (6) homeowners signed in to address the Board regarding pet dogs occasionally getting loose on the trails, a request for strict compliance with respect to ARC review of proposed accessory structures, a trail grading request related to an agenda item, a request for crime statistics, a request for a Pony Express article regarding reserves, several reported maintenance and violation concerns and an offer to serve on the Trails Committee.

III. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETINGS – SEPTEMBER 18, 2018

An Executive Session meeting was held on September 18, 2018

Topics included:

- Approval of the August 21, 2018 Executive Session Minutes.
- Reviewed status of legal and enforcement matters.
- Reviewed Delinquency and Collection Reports.
- Reviewed nuisance report submitted by member.

- Approval of contract with Kairos Construction for Association Clubhouse reserve and associated projects.
- Approval of contract with Tim Shires Construction for Equestrian Center Clubhouse deck and railing repairs, patio cover replacement and sliding glass door replacement.
- Renewal of contract with Evolution Swim Academy.
- Renewal of contract with MH Equine dba Hayden Show Jumping.
- Review pending Chip & Charge contract.
- Approval of holiday lighting contract with Shine Illumination.
- Approval of contract with Quezada Landscape for tree trimming & removal.
- Renewal of Contract with White Raven Enterprises for janitorial and handyman services.
- Reviewed inspector of election services for 2018 and directed sourcing a new inspector for 2019.
- Received and filed the July Violation Report.

IV. CONSENT CALENDAR

Motion: Holland
Second: Presley

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

A. SEPTEMBER 18, 2018 OPEN SESSION MINUTES

Resolution: To approve the September 18, 2018 Open Session Meeting Minutes as submitted.

Ayes: Holland, Taylor, Presley, Fisk
Nays: None
Abstain: Park

The motion carried.

B. CONSIDERATION OF APPROVAL OF AUGUST 31, 2018 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated August 31, 2018 reflecting the following:

The Consolidated Balance Sheet reflects \$3,661,409 in reserve funds, \$1,544,830 in operating funds, \$5,400 in Petty Cash, and \$439,637 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,651,276.

Year to date Assessment Revenue totals \$2,101,729 compared to the budgeted \$2,239,944.

Year to date Total Consolidated Revenue is \$3,522,172 compared to the budgeted \$3,619,521.

The Consolidated Net Loss for the **month** prior to adjustments for depreciation is (\$122,280) compared to the budgeted of (\$133,453). A loss is anticipated as there are no assessments billed in August. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$85,595 compared to the budgeted \$162,802. Year to date reserve funding is \$458,467 compared to a budget of \$435,000. The variance is reserve interest income.

The motion carried unanimously.

End of Consent Calendar

V. OLD BUSINESS

No Old Business to Come Before the Board

VI. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBER

Motion: Park
Second: Presley

Resolution: That the Board of Directors approve appointment of Karen Haugen, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as a Member of the Architectural Review Committee through January 31, 2019.

The motion carried unanimously.

B. CONSIDERATION OF ADOPTION OF REVISED ELECTION RULES

Motion: Holland
Second: Park

Resolution: To adopt the revised Election Rules effective November 1, 2018 and to approve mailing to the Membership with The Pony Express.

The motion carried unanimously.

C. CONSIDERATION OF APPROVAL FOR TREE PLANTING

Motion: Presley
Second: Holland

Resolution: To approve, subject to final Landscape Committee approval, the Sunset Landscape proposal in the amount of \$5,942 for planting of twenty-two (22) trees throughout the community along with nine (9) associated bubblers. Funds are approved to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

The motion carried unanimously.

D. CONSIDERATION OF APPROVAL OF 2018-19 CALENDAR OF EVENTS AND EVENTS BUDGETS

Three homeowners attending the meeting requested to be considered for appointment to an Events Committee.

Motion: Park
Second: Fisk

Resolution: To approve the 2018-19 calendar of events through December 2018 and to place on the December 4th meeting agenda appointment of an Events Committee for review of the 2019 event schedule.

The motion carried unanimously.

VII. REPORTS

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

VIII. BOARD DISCUSSION ITEMS

None

IX. CORRESPONDENCE

Action: To receive and file homeowner correspondence.

X. NEXT MEETING

The next regular Open Session Board of Directors meeting will be held on Tuesday, December 4, 2018 at 7:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.



Signature



Date