

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

TUESDAY, MAY 15, 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**

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**

One (1) homeowner signed in to address the Board with concern as a non-endorsed candidate related to homeowner mailed campaign materials that endorsed candidates.

**III. PRESENTATION**

**A. CONSIDERATION OF SECURITY AD HOC COMMITTEE REPORT AND RECOMMENDATIONS**

Members of the Security Ad Hoc Committee presented highlights of their report to the Board along with findings and recommendations.

**Action:** To receive and file the Security Ad Hoc Committee Report and direct applicable recommendations and action items be scheduled next meeting for future agenda consideration.

#### **IV. EXECUTIVE SESSION REPORT**

##### **A. REPORT ON EXECUTIVE SESSION MEETING APRIL 17, 2018 AND FOLLOW UP EXECUTIVE SESSION CONFERENCE CALLS**

An Executive Session meeting was held on April 17, 2018. Topics included:

- Approval of the March 20, 2018 Executive Session Minutes.
- Reviewed status of legal and enforcement matters. The Association was awarded a judgement November 6, 2014 authorizing removal of unauthorized improvements on common area. Following the removal / modification of these improvements in 2017 the Association has been negotiating for recovery of the costs also included as part of the judgement. At both the April 17<sup>th</sup> meeting and a follow up April 27<sup>th</sup> conference call, counter offers have been reviewed and approved. Negotiations are ongoing.
- Reviewed member correspondence regarding extension of plan approval and a construction start date.
- Met with the architect to review clubhouse plans prepared consistent with professional services agreement.
- Approved the following contracts for lighting improvements at seven (7) entry monuments:
  - Purchase of Focus Industries light components
  - Sunset Landscape approved to perform trenching for electrical
  - Advance Electric approved to connect power and install fixtures
- Approved the following delinquency actions:
  - Received the Delinquency Report and the Collection Report
  - Authorized foreclosure on Parcel Number 627-061-03
- Reviewed a recent Pony Club accident report
- Approved a request to conduct an obstacle course Clinic at the Equestrian Center on May 12, 2018.
- Received the April violation report.

An Executive Session Conference Call meeting was held on April 27, 2018. Topics included:

- Judgement recovery counter offer.
- Reviewed purchase options for artificial boulders vs. real boulders for Monument Park. Approved the Southwest Boulder Supply revised proposal for purchase of real boulders.
- Approved appointment of an additional moderator for the Meet the Candidates Night forum.

An Executive Session Conference Call meeting with only non-candidate Directors participating was held on May 8, 2018. Due to the importance of responding timely to the below homeowner requests, the Board scheduled this emergency conference call to consider legal requirements:

- A candidate requested the Association use its e-mail distribution list for sending campaign content prepared by candidates to homeowners. The request was denied.
- A homeowner requested the Membership mailing list for purposes of mailing campaign information. The request was confirmed to be civil code compliant and the list, less homeowners who have submitted the opt-out form, was provided as required by Civil Code.
- Considered Facebook page as an alternative for distributing campaign materials but took no action.

## V. CONSENT CALENDAR

**Motion:** Barkouras  
**Second:** Presley

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

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

**Proposed Resolution:** To approve the Open Session Minutes dated April 17, 2018 as presented.

### B. CONSIDERATION OF APPROVAL OF MEET THE CANDIDATES NIGHT MEETING RECAP

**Proposed Resolution:** To approve the Meeting Recap of the May 1, 2018 Meet The Candidates Night forum.

### C. CONSIDERATION OF APPROVAL OF MARCH 31, 2018 FINANCIAL STATEMENTS

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2018.

**The motion carried unanimously.**

**End of Consent Calendar**

## VI. OLD BUSINESS

No Old Business to Come Before the Board

**VII. NEW BUSINESS**

**A. CONSIDERATION OF HOMEOWNER APPEAL – 25251 MUSTANG**

Mr. Hojati, the owner of 25251 Mustang was in attendance to request “as is” approval of his front and rear yard improvements and landscape.

**Motion:** Holland  
**Second:** Fisk

**Resolution:** To deny the appeal as the current condition of the property is not in compliance with community standards and to invite resubmittal of plans that propose improvements that meet the standards. As the home is in escrow the ARC has agreed to schedule an emergency meeting to review.

**The motion carried unanimously.**

**B. CONSIDERATION OF ANNUAL ADOPTION OF CODE OF CONDUCT AND ETHICS**

**Motion:** Presley  
**Second:** Holland

**Resolution:** To approve the existing Code of Conduct and Ethics for submittal to the new Board at the next meeting.

**The motion carried unanimously.**

**C. CONSIDERATION OF APPOINTMENT OF TRAILS COMMITTEE MEMBER**

**Motion:** Fisk  
**Second:** Barkouras

**Resolution:** To approve appointment of Pamela Fraser, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as a Member of the Trails Committee through January 31, 2019.

**The motion carried unanimously.**

**VIII. 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.

**IX. BOARD DISCUSSION ITEMS**

None

**X. CORRESPONDENCE**

**Action:** To receive and file homeowner correspondence.

**XI. NEXT MEETING**

The next Open Session Board of Directors meeting is June 19, 2018 at 7:30 p.m.

**XII. ADJOURNMENT**

The meeting was adjourned at 8:50 p.m.

Signature



Date

