

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

TUESDAY, JULY 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
Alex Presley
Paul Holland
John Park
Joyce Taylor

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 regarding use agreements for Equestrian Center, Swim Center and the Tennis Center.

III. EXECUTIVE SESSION REPORT

A. REPORT ON EXECUTIVE SESSION MEETING JUNE 19, 2018

An Executive Session meeting was held on June 19, 2018. Topics included:

- Approval of the April 17, 2018, April 27, 2018 (Conference Call) & May 8, 2018 (Conference Call) Executive Session Minutes.
- Reviewed status of legal and enforcement matters and acceptance of final litigation payment from McMullin's resulting in final settlement of all matters in dispute.
- Review of legal matters related to pending appeal.
- Write off of past owner Account #0769-01 as uncollectible.
- Review of Delinquency and Collection Reports.

- Approval of agreement to remove large tree posing risk to association and homeowner property.
- Reviewed Tennis Warehouse Report.
- Received the May violation report.

IV. APPROVAL OF MINUTES

A. MAY 15, 2018 OPEN SESSION MINUTES

Motion: Holland
Second: Presley

Resolution: To approve the May 15, 2018 Open Session Meeting Minutes as submitted.

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

The motion carried.

B. JUNE 19, 2018 OPEN SESSION MINUTES

Motion: Holland
Second: Park

Resolution: To approve the June 19, 2018 Open Session Meeting Minutes as submitted.

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

The motion carried.

End of Consent Calendar

V. CONSENT CALENDAR

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

Motion: Park
Second: Holland

A. CONSIDERATION OF APPROVAL OF MAY 31, 2018 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,598,202 in reserve funds, \$1,645,215 in operating funds, \$5,400 in Petty Cash, and \$433,945 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,684,761.

Year to date Assessment Revenue totals \$1,629,513 compared to the budgeted \$1,679,958.

Year to date Total Consolidated Revenue is \$2,649,061 compared to the budgeted \$2,676,958.

The Consolidated Net Income (Loss) for the month is \$31,075 compared to the budgeted (\$132,988). Consolidated Net Income (Loss) year to date is \$185,939 compared to the budgeted \$173,392. Year to date reserve funding is \$346,104 compared to a budget of \$326,250. The variance is reserve interest income.

B. CONSIDERATION OF APPROVAL TO RECORD LIENS ON THREE (3) PROPERTIES

Motion: Holland

Second: Presley

Resolutions: To authorize and instruct Management to record a lien on three (3) 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
0693-01	\$1,194
0976-01	\$3,955
1093-01	\$1,166

and,

To approve submitting account 0976-01 to Community Legal Advisors for collection.

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 DRAFT 2018-19 RESERVE STUDY AND DIRECTION FOR REVISIONS

A decision regarding the 2018-19 draft Reserve Study was tabled pending the scheduling of a budget workshop to review in greater detail.

B. CONSIDERATION OF 2018-19 FISCAL YEAR DRAFT BUDGET AND ASSUMPTIONS

Motion: Fisk

Second: Park

Resolution: To approve scheduling a Budget Workshop on August 7, 2018 at 7:00 pm for the Board to review a draft 2018-19 Fiscal Year Budget and Reserve Study.

C. CONSIDERATION OF DIRECTION TO MANAGEMENT REGARDING AN UPDATED MEMBERSHIP SURVEY

This item was tabled. The Board requested Management to reach out to all committees for recommendations related to survey opportunities.

VIII. 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.

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 the Budget Workshop on August 7, 2018 at 7:00 p.m. which will be followed by the regular Board Meeting Tuesday, August 21, 2018 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.


Signature

8/21/18
Date