

**Nellie Gail Ranch Owners Association**  
**Board of Directors Meeting – Regular Session**

**Wednesday, February 24, 2016**

**Minutes**

---

**I. CALL TO ORDER**

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:31 p.m.

**DIRECTORS PRESENT**

Deirdre Spalding  
Paul Holland  
Loree Blough

**DIRECTOR ABSENT**

John Park  
Scott Behringer

**MANAGEMENT**

Maggie Merante, General Manager  
Siobhan Braband, Finance & Operations Manager  
Brittany Marker, Community Services & Communications Manager

**II. HOMEOWNER FORUM**

Homeowners were in attendance to address the Board.

**III. EXECUTIVE SESSION REPORT**

The regularly scheduled Executive Session meeting was held on January 27, 2016. Topics included approval of minutes, homeowner delinquencies and liens, legal issues, contracts, personnel, financials and violations.

**IV. APPROVAL OF CONSENT CALENDAR**

**Motion:** Spalding  
**Second:** Blough

**Resolved:** That the Board approves the following Consent Calendar items: IV-A through C as presented.

**The motion carried unanimously.**

**A. Open Session Minutes**

**Proposed Resolution:** That the Board of Directors approves the Open Session minutes dated January 27, 2016 as presented.

**B. Financial Statements**

**Proposed Resolution:** That the Board of Directors approves the financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2015.

**C. Liens**

**Proposed Resolution:** That the Board of Directors approves by a majority vote of the Board members present at a duly called open meeting for First Service Residential, to record a lien on the separate interest/accounts listed below on behalf of the Association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

| <u>Account No.</u> | <u>Total Amt Due</u> |
|--------------------|----------------------|
| 0055-03            | \$668.00             |
| 0062-01            | \$668.00             |
| 0098-01            | \$793.00             |
| 0157-02            | \$668.00             |
| 0171-01            | \$668.00             |
| 0368-01            | \$668.00             |
| 0445-01            | \$672.00             |
| 0526-02            | \$668.00             |
| 0760-02            | \$668.00             |
| 0856-02            | \$668.00             |
| 0886-01            | \$688.00             |
| 0922-02            | \$668.00             |
| 0934-01            | \$727.60             |
| 1057-02            | \$668.00             |
| 1324-01            | \$668.00             |

End of Consent Calendar

**V. REPORTS**

The following reports were reviewed by the Board: Financial Summary, General Manager's, Equestrian Center, Events/Communications, Emergency Preparedness Committee, Swim Center, Tennis Club, Solar, Trails, and Landscape Reports.

## **VI. OLD BUSINESS**

### **A. 2016 Emergency Preparedness Committee**

**Motion:** Spalding  
**Second:** Holland

**Resolved:** That the Board of Directors approves the reappointment of the following homeowners for a one year term to the 2016 Emergency Preparedness Committee: John Park, John Cardals, Loree Blough, Mark Fisk, Ken Cheng, Robert Bettie, Susie Lynch, and Dennis Blough. The following members will serve as officers on the 2016 EPC Board:

- Chairman – John Park
- Vice Chairman / Secretary – Mark Fisk
- Treasurer – Dennis Blough

In addition, the EPC must select a new slate of officers every year.

The motion carried unanimously.

## **VII. NEW BUSINESS.....Tab 8**

### **B. Trail Fencing Along Nellie Gail**

The Board tabled a decision on this item until the March meeting. Linda Mudd will give recommendations on adding breaks in the fencing.

## **VIII. CORRESPONDENCE**

The Board reviewed the following correspondence:

- Michael Magnell
- Anonymous Note

## **IX. NEXT MEETING**

The next Regular Open Session meeting is scheduled for Tuesday, March 15, 2016 at 7:30 PM.

## **X. ADJOURNMENT**

The meeting was adjourned at 8:44 p.m.

---

Signature

---

Date