

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

**Tuesday, March 15, 2016**

**Minutes**

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**I. CALL TO ORDER**

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:35 p.m.

**DIRECTORS PRESENT**

John Park  
Deirdre Spalding  
Paul Holland  
Loree Blough

**MANAGEMENT**

Maggie Merante, General Manager

**II. HOMEOWNER FORUM**

Homeowners were in attendance to address the Board.

It was announced that Scott Behringer tendered his resignation from the Board.

**III. EXECUTIVE SESSION REPORT**

A special Executive Session meeting was held on February 22, 2016. Topics included personnel and legal issues.

The regularly scheduled Executive Session meeting was held on February 24, 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.

Ayes: Spalding, Blough, Holland  
Nays: None  
Abstain Park

**The motion carried.**

**A. Open Session Minutes**

**Proposed Resolution:** That the Board of Directors approves the Open Session minutes dated February 24, 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 January 31, 2016.

**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>
0062-01	\$793.00
0098-01	\$918.00
0171-01	\$778.00
0368-01	\$793.00
0445-01	\$797.00
0526-02	\$668.00
0760-02	\$793.00
0922-02	\$778.00

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. Trail Fencing Along Nellie Gail**

**A motion was made and seconded.**

**Resolved:** That the Board approves the proposal submitted Orange County Fence to install 440 lineal feet of new, three rail trail fencing along Nellie Gail Rd trail between Dapple Gray Rd and Buckboard, at a total cost of \$6,996.00.\*

The motion carried unanimously.

### **B. Angie Waian – Exerciser**

Motion: Spalding  
Second: Blough

**Resolved:** The Board tabled a decision on this item.

The motion carried.

## **VII. NEW BUSINESS**

### **C. Bethany Bernatsky, Dressage Instructor**

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

**Resolved:** That the Board of Directors approves the request from Bethany Bernatsky to be approved as an authorized Dressage instructor at the Nellie Gail Ranch Equestrian Center.

The motion carried unanimously.

### **D. Victoria Rae, Dressage Instructor**

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

**Resolved:** Since Victoria Rae was previously approved, not further action is necessary.

The motion carried.

\*After further clarification of the bid from Orange County Fence, their total cost was actually \$12,386.00 (\$28.15/lineal foot). Therefore, the Board awarded the contract to Boulder Earthworks to install 440 lineal feet of new, three rail trail fencing along Nellie Gail Rd between Dapple Gray and Buckboard, at a total cost of \$7,920 (\$18.00/lineal foot).

## **Items for Discussion**

### **E. Security Assessment Report**

The Association recently engaged the services of a security consultant, who conducted an assessment of the community. Their report will be posted on the Nellie Gail website.

### **F. Hidden Trail Park Lighting**

**A motion was made and seconded.**

**Resolved:** The Board approves repairing the vandalized lighting at Hidden Trail Park with the same type of low voltage lighting, however using a stronger conduit.

The motion carried unanimously.

## **VIII. CORRESPONDENCE**

There was no correspondence to review.

## **IX. NEXT MEETING**

The next Regular Open Session meeting is scheduled for Tuesday, April 19, 2016 at 7:30 PM.

## **X. ADJOURNMENT**

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

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Signature

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Date