

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

TUESDAY, JULY 19, 2016

MINUTES

I. CALL TO ORDER

The regularly scheduled Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:33 p.m.

DIRECTORS PRESENT

John Park
Jill Barkouras
Loree Blough
Mark Fisk

DIRECTOR ABSENT

Paul Holland

MANAGEMENT

Maggie Merante, General Manager
Brian Mitchell, Assistant General Manager

II. CRIME STATISTICS PRESENTATION

City of Laguna Hills, Chief of Police Services, Lieutenant Chacon and Sgt. Mathew Prince attended the meeting and presented statistics regarding crime in the Nellie Gail Ranch community. Lieutenant Chacon reported that while no level of crime is acceptable the statistics are favorable compared with past year trending. A link with “Helpful Home Security Tips” on the Orange County Sheriff’s website was provided as a resource for homeowners to consider implementing.

<http://media.ocgov.com/gov/sheriff/info/safe/home.asp>

III. CLUBHOUSE RENOVATION UPDATE

Director John Park gave the following update on the status of the proposed Clubhouse Renovation Project.

- Clubhouse Renovation plans have received City plan approval.
- Preliminary proposals have been received from three contractors.
- The preliminary project cost inclusive of project contingency, project management and final engineering, range from \$3.2 million to \$3.8 million.
- Funding sources are currently being considered. Additional information will be provided soon.

IV. HOMEOWNER FORUM

Eleven (11) Members were in attendance to address the Board.

V. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on June 21, 2016. Topics included approval of minutes, homeowner delinquencies and liens, legal issues, clubhouse renovation, contracts, personnel, and violations.

VI. APPROVAL OF CONSENT CALENDAR

Motion: Park

Second: Holland

Resolved: That the Board approves the following Consent Calendar items: IV-A and B as presented.

A. Open Session Minutes

Resolved: That the Board of Directors approves the Open Session minutes dated June 21, 2016 as presented.

B. Financial Statements

Resolved: That the Board of Directors approves the financial statements and bank reconciliation for the Nellie Gail Ranch Owners Association dated June 30, 2016.

Ayes: Park, Fisk, Barkouras

Nays: None

Abstain: Blough (Abstain for minutes, voted Aye for Financial Statements)

The motion carried.

End of Consent Calendar

VII. REPORTS

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

VIII. OLD BUSINESS

UPDATES

A. Equestrian Center Board Rate - Changes

Motion: Park
Second: Blough

Resolved: That the Board tabled a decision. This item will be reviewed by the Equestrian Committee and input will be forwarded to Management.

The motion carried unanimously.

B. Equestrian Center Professional Service Provider Policy

Motion: Park
Second: Blough

Resolved: That the Board tabled a decision. This item will be reviewed by the Equestrian Committee and input will be forwarded to Management.

The motion carried unanimously.

C. Equestrian Center Professional Service Provider Fees – Exhibit A

Motion: Park
Second: Blough

Resolved: That the Board tabled a decision. This item will be reviewed by the Equestrian Committee and input will be forwarded to Management.

The motion carried unanimously.

IX. NEW BUSINESS

A. Consideration of Approval for Utility Auto Pay

Motion: Park
Second: Fisk

Resolved: To approve FirstService Residential to process utility payments via direct debit automatic payment.

The motion carried unanimously.

B. Reserve Transfers

Motion: Blough

Second: Park

Resolved: That the Board table a decision on this item until the end of the fiscal year. The Board will discuss in October for 2016-2017 funding.

The motion carried unanimously.

C. Consideration of 2016-17 Fiscal Year Draft Budget Assumptions

The Board reviewed the 2016-17 Draft Budget and assumptions. A Budget Workshop meeting was scheduled for Thursday, July 28, 2016 at 6:00 p.m. at the Clubhouse Office Conference Room. Administrative direction was given to Management to further review the following:

- Evaluate utility expense projections
- Consider speed trailer or sign display traffic control options
- Consider a coyote abatement budget, with an increase to Pest Control
- Patrol Services - Look into the prior security study to consider funding

X. CORRESPONDENCE

The Board reviewed and filed Member correspondence.


XI. NEXT MEETING

The Board will meet for a Budget Workshop meeting on Thursday, July 28, 2016, 6:00 pm.

The next Regular Open Session meeting is scheduled for Tuesday, August 16, 2016 at 7:30 PM.

XII. ADJOURNMENT

The meeting was adjourned at 9:09 p.m.



Signature

8/16/2016

Date