

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

**Tuesday, May 17, 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  
Loree Blough  
Mark Fisk

**DIRECTOR ABSENT**

Paul Holland

**MANAGEMENT**

Maggie Merante, General 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 April 19, 2016. Topics included approval of minutes, homeowner delinquencies and liens, legal issues, contracts, personnel, financials and violations.

A special Executive Session meeting was held on April 29, 2016. Topics included personnel and legal issues.

**IV. APPROVAL OF CONSENT CALENDAR**

**Motion:** Park  
**Second:** Spalding

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

**A. Open Session Minutes**

**Resolved:** That the Board of Directors approves the Open Session minutes dated April 19, 2016 as presented.

**B. Financial Statements**

**Resolved:** That the Board of Directors approves the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2016

**C. Liens**

**Resolved:** 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>
0366-01	\$668.00
0394-02	\$668.00
0726-01	\$668.00
0968-01	\$668.00
1098-03	\$668.00
1200-01	\$668.00
1290-01	\$668.00

**D. Small Claims/Legal Action**

**Resolved:** That the Board authorizes staff to proceed with small claims or other legal action under Civil Code Section 1367 on the following accounts:

<b>Past Due Assessment Only</b>	<b>Total Amount Due</b>	<b>Account #</b>
\$1,002.00	\$1,452.00	0098-01
\$1,002.00	\$1,327.00	0368-01

The motion carried unanimously.

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, Tennis Club, Trails, Landscape Reports, Solar and Equestrian Committee.

The Equestrian sub-committee reported they will continue to review and opine on EC policy, provide oversight on spending and agenda items. The committee was formed to help clarify and understand issues and policies that affect the Equestrian Center and the equestrian community.

## **VI. OLD BUSINESS**

### **UPDATES**

#### **A. Clubhouse Renovation Update**

**Update:** The Soils Report was submitted to the Civil Engineer. Bids are being prepared for options for parking lot resurfacing.

#### **B. Policies Updates**

**Update:** The Equestrian Caregiver and Revised Election policies presented at the April 19, 2016 Board meeting are still pending due to the 30-day community review requirement. They will be revisited at the June 2016 meeting.

#### **C. Robert Gonzales**

**Update:** To previously approved Western Instructor, Robert Gonzales. Homeowner sponsor & insurance.

## **VII. NEW BUSINESS**

#### **D. Reaffirmation of Dog Park Committee**

**Resolved:** That the Board of Directors reaffirms the following homeowners to serve on the Dog Park Committee: Loree Blough, Deborah Jusidman, Jaime Jusidman, Mirjana Marusa, Polly Bocchino, Kathy Geary and Toby Nassif.

The motion carried unanimously.

#### **E. Dog Park Locations - Discussion**

**Discussion:** The four Association parks within Nellie Gail were examined by the Dog Park Committee at their meeting on May 10, 2016 for possible Dog Park

enclosure areas. Staff mapped out sections of each park that will have minimum impact on surrounding homes. The committee members agreed to visit each site and meet again.

**F. Landscape Committee Mission Statement**

**Motion:** Spalding

**Second:** Blough

**Resolved:** That the Board approves the Landscape Committee Mission Statement as follows:

**Nellie Gail Ranch Homeowner's Association Landscape Committee**

The mission of the Landscape Committee is to preserve, maintain and enhance the common areas of Nellie Gail through identification of tree replacements and providing recommendations or guidelines for plantings. The Committee will strive to educate the Community on the needs and benefits of undertaking such projects. With the goal of improving Nellie Gail for each of its residents, the Committee will bring long term solutions for the beautification of the community and value to its preservation.

**Goals of the Landscape Committee:**

- Develop recommendations to the HOA Board for projects/programs
- Identify tree replacement and also new areas for planting
- Educate the Community on project undertakings
- Create long-term solutions for landscape development (i.e. drought resistant foliage)
- Elevate the community for the benefit of Nellie Gail residents

The motion carried unanimously.

**VIII. CORRESPONDENCE**

The Board reviewed correspondence from Cathy Gary, Polly Bocchino and an anonymous letter regarding the proposed Dog Park.

**IX. NEXT MEETING**

The next Regular Open Session meeting is scheduled for Tuesday, June 21, 2016 at 7:30 PM.

**X. ADJOURNMENT**

The meeting was adjourned at 8:40 p.m.

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Signature

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Date