



**NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

**OPEN SESSION AGENDA**

**TUESDAY, APRIL 21, 2020  
7:30 PM  
VIA ZOOM CONFERENCE CALL**

**BOARD MEMBERS**

**Mark Fisk  
President**

**Loree Blough  
Vice President**

**Joyce Taylor  
Co-Treasurer**

**Alex Presley  
Co-Treasurer**

**John Park  
Secretary**

*The Nellie Gail Ranch Owners Association welcomes you to this meeting. This agenda contains a brief general description of each item to be considered. The Board of Directors encourages your participation. If you wish to speak on an item contained in the agenda, please sign on the Sign-in/Speaker Request sheet identifying the item(s) and your name will be called during the Homeowner Forum period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken by the Board of Directors on any item not appearing in the agenda. When addressing the Board, please state your name for the record. Please address the Board as a whole through the Chair. Comments to individual Board Members, other Members attending the meeting or staff are not permitted. Speakers will be limited to three (3) minutes and must observe appropriate meeting decorum.*

*In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the General Manager 72 hours prior to the meeting at (949) 425-1477*

**I. WELCOME AND CALL TO ORDER**

**II. HOMEOWNER FORUM (VIA ZOOM CONFERENCE CALL)**

**III. EXECUTIVE SESSION REPORT**

- Report on Executive Session Meetings of February 24, 2020 and March 24, 2020.

**IV. CONSENT CALENDAR**

**Proposed Consent Calendar Resolution:** To approve Consent Calendar resolutions for agenda items IV-A through IV-D.

**A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated February 18, 2020 as presented.

**B. CONSIDERATION OF APPROVAL OF THE DECEMBER 31, 2019 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,524,049 in reserve funds, \$1,666,489 in operating funds, \$8,400 in Petty Cash, and \$442,512 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,641,449.

Year to date Assessment Revenue totals \$885,431 compared to the budgeted \$614,859.

Year to date Total Consolidated Revenue is \$1,276,853 compared to the budgeted \$1,012,991.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$127,295) compared to the budgeted decrease of (\$231,084). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$326,213 compared to the budgeted of (\$34,057). Year to date reserve funding is \$131,812 compared to a budget of \$109,650. The variance is reserve interest income.

**C. CONSIDERATION OF APPROVAL OF THE JANUARY 31, 2020  
FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated January 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,524,909 in reserve funds, \$1,908,101 in operating funds, \$8,400 in Petty Cash, and \$458,811 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,900,221.

Year to date Assessment Revenue totals \$1,346,212 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$1,881,311 compared to the budgeted \$1,760,665.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$182,208 compared to the budgeted increase of \$320,806 Consolidated Net Income **year to date** prior to adjustments for depreciation is \$508,421 compared to the budgeted of \$286,749. Year to date reserve funding is \$242,322 compared to a budget of \$219,300. The variance is reserve interest income.

**D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON FOUR (4)  
PROPERTIES**

**Proposed Resolution:** To authorize and instruct Management to record a lien on four (4) 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 account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Date	Account No.	Total Amt Due
04/06/20	0302-01	\$899.00
04/06/20	0304-01	\$899.00
04/06/20	0820-01	\$874.00
04/06/20	1220-01	\$1,114.00

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$7,061 in assessments and \$846 in assessment judgments.
- Thirteen (13) current owner past due delinquencies total \$31,602 in assessments and \$4,180 in assessment judgements.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.6% of the annual assessment budget.

### **End of Consent Calendar**

#### **V. OLD BUSINESS - NONE**

#### **VI. NEW BUSINESS**

##### **A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT MONUMENT PARK**

**Proposed Resolution:** To approve the Landscape Committee recommendation to plant two (2) 24" box Bronze Loquat trees behind the monument at Monument Park to replace the Sycamore removed by SDG&E. Trees to be purchased from Sunset Landscape in the total amount of \$660. Funds to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

#### **VII. REPORTS**

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness
- Equestrian Center
- Landscape Committee
- Landscape - Sunset
- Solar Energy
- Swim Center
- Tennis Center
- Trails / Common Area

#### **VIII. CORRESPONDENCE**

#### **IX. NEXT MEETING**

The next Open Session Board of Directors meeting is May 19, 2020 at 7:30 p.m.

#### **X. ADJOURNMENT**