



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

**OPEN SESSION AGENDA**

**TUESDAY, AUGUST 18, 2020  
7:30 PM**

**VIA ZOOM CONFERENCE CALL**

<https://us02web.zoom.us/j/88997858648?pwd=ZGZoejFqN1pINVRjRkNJSjdIQnpFUT09>

Dial in #: +1 669 900 6833  
Meeting ID: 889 9785 8648  
Passcode: 386978

---

**BOARD MEMBERS**

**Loree Blough**  
*President*

**Joyce Taylor**  
*Vice President*

**John Park**  
*Co-Treasurer*

**Alex Presley**  
*Co-Treasurer*

**Mark Fisk**  
*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 Meeting of July 21, 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 JULY 21, 2020 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated July 21, 2020 as presented.

**B. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2020 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2020.

**C. DELINQUENCY STATISTICS**

- Two (2) past owner delinquencies total \$3,227 in assessments and \$446 in assessment judgments.
- One hundred forty-two (142) current owner past due delinquencies total \$96,725 in assessments and \$4,910 in assessment judgments.
- The collection attorney is currently working on eleven (11) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 4% of the annual assessment budget.

**D. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2020 TO SEPTEMBER 1, 2021**

**Proposed Resolution:** To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$83,136.

**End of Consent Calendar**

V. OLD BUSINESS (NONE)

VI. NEW BUSINESS

A. CONSIDERATION OF LITTLE FREE LIBRARY KIOSK

**Proposed Action:** To consider placement of a “Little Free Library” Book-Sharing kiosk at the Clubhouse.

B. CONSIDERATION OF POOL USE HOURS BY SWIM PROGRAMMING SERVICE PROVIDERS

**Proposed Action:** To consider a homeowner request related to swim time allocations to swim program providers.

C. CONSIDERATION OF STAGECOACH LOGO

**Proposed Action:** To review draft stagecoach logos and direct revisions or approve preferred logo.

D. CONSIDERATION OF SPONSORSHIP FOR LOGOED DRINK COASTERS

**Proposed Action:** To consider seeking a sponsor for drink coasters with the Nellie Gail Ranch Stagecoach logo on one side and a vendor logo on the reverse.

E. CONSIDERATION OF HOLIDAY LIGHTING SCOPE OF WORK

**Proposed Action:** To approve the proposed holiday lighting scope of work as submitted or provide direction to revise.

F. CONSIDERATION OF PICKLEBALL CLUB MEMBERSHIP FEE INCREASE FOR NEW NON-HOMEOWNER MEMBERSHIPS (CURRENT MEMBERSHIPS TO STAY AT CURRENT FEE LEVEL)

**Proposed Action:** To consider a fee increase for new non-resident pickleball members effective September 1, 2020. No increase is proposed for current or future homeowner memberships or current non-homeowner Pickleball Club members.

G. EVALUATION OF POSSIBLE SOLAR PROJECT FOR SWIM AND EQUESTRIAN CENTERS

**Proposed Action:** Review and discuss and provide direction for further evaluation.

VII. REPORTS

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness

- Equestrian Center
- Landscape - Sunset
- Solar Energy
- Swim Center
- Tennis Center
- Trails / Common Area

**VIII. CORRESPONDENCE**

**Action Required:** To receive and file

**IX. NEXT MEETING**

The next regularly scheduled Open Session Board of Directors meeting is September 15, 2020 at 7:30 p.m.

**X. ADJOURNMENT**