



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

OPEN SESSION AGENDA

TUESDAY, AUGUST 20, 2019

7:30 PM

AT THE ASSOCIATION CLUBHOUSE

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 APPEAL

A. CONSIDERATION OF HOMEOWNER APPEAL FOR WINDOWS AND PAINTING AT 25272 ROCKRIDGE

Proposed Action: To consider the homeowner appeal.

III. HOMEOWNER FORUM

IV. EXECUTIVE SESSION REPORT

- Report on Executive Session Meetings July 16, 2019 and July 30, 2019.

V. CONSENT CALENDAR

Proposed Consent Calendar Resolution: To approve Consent Calendar resolutions for agenda items V-A through V-C.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated July 16, 2019 as presented.

B. CONSIDERATION OF APPROVAL OF JUNE 2019 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2019 reflecting the following:

The Consolidated Balance Sheet reflects \$3,523,296 in reserve funds, \$1,639,296 in operating funds, \$5,400 in Petty Cash, and \$436,525 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,604,517.

Year to date Assessment Revenue totals \$1,657,682 compared to the budgeted \$1,679,958.

Year to date Total Consolidated Revenue is \$2,851,717 to the budgeted \$2,817,398.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$78,985) compared to the budgeted decrease of (\$148,926).

Consolidated Net Income **year to date** prior to adjustments for depreciation is \$169,676 compared to the budgeted decrease of (\$16,045). Year to date reserve funding is \$390,646 compared to a budget of \$328,962. The variance is reserve interest income.

C. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON TWO ACCOUNTS

Resolution: To report the August 20, 2019 Executive Session approval to commence foreclosure for collection of outstanding assessments on the following parcels:

Parcel Number	Assessments Due	Total Amount Due
627-441-18	\$5,998.00	\$9,607.11
627-412-07	\$3,135.71	\$7,309.12

Supplemental Delinquency Statistics for the Open Session Minutes:

- Four (4) past owner delinquencies total \$8,254 in assessments and \$3,727 in assessment judgments.
- Eighteen (18) current owner past due delinquencies total \$42,220 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on twelve (12) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.2% of the annual assessment budget.

End of Consent Calendar

VI. REPORTS

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

VII. OLD BUSINESS - NONE

VIII. NEW BUSINESS

A. CONSIDERATION OF FIRST DRAFT OF CLUBHOUSE LANDSCAPE PLANTING PLAN

Proposed Action: To review the first draft of the Clubhouse Landscape Planting Plan.

B. CONSIDERATION OF APPROVAL FOR TREE PLANTING

Proposed Resolution: To approve the Sunset Landscape proposal in the amount of \$10,399 for planting of forty-three (43) trees throughout the community along with twenty-eight (28) associated bubblers. Funds are approved to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

C. CONSIDERATION OF APPROVAL FOR LANDSCAPE PLANTING

Proposed Action: To approve the Landscape Committee to finalize its review of priority planting areas and authorize planting up to the budgeted amount of \$29,600. The Committee shall provide a report of its approvals at the September Board Meeting.

D. CONSIDERATION OF ASSOCIATION CLUBHOUSE MONUMENT REPLACEMENT

Proposed Action: To review the draft monument design for the Clubhouse median entry or corner.

E. CONSIDERATION OF APPROVAL OF PURCHASE OF ADDITIONAL TRAIL SIGNAGE

Proposed Action: To consider the recommendation from the Trails & Safety Committee for purchase of 50 trail name and directional signs and 20 arrow signs from Pacific Redwood Sign Company to identify trail intersections and dead-end trails at a cost of \$2,069.

F. PICKLEBALL DEMONSTRATION AND FEASIBILITY FOLLOW-UP

Proposed Action: To discuss the results of the pickleball demonstration conducted August 15, 2019.

G. CONSIDERATION OF APPROVAL OF MEMORIAL BENCH AT GALLUP PARK

Proposed Action: To review a request for approval of a memorial bench at Gallup Park.

H. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE SIXTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME

Proposed Resolution: To approve placement of an Ad in the Game Program for the Sixth Annual First Responders Cup Softball Game at a cost of \$650.

I. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2019 TO SEPTEMBER 1, 2020

Proposed Resolution: To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$76,668.57.

J. CONSIDERATION OF ESTABLISHMENT OF EPC PETTY CASH ACCOUNT

Proposed Resolution: To approve the establishment of an Emergency Preparedness Committee Petty Cash account in the amount remaining available in the budget through September 30, 2019 for use by the EPC in event of emergencies.

IX. CORRESPONDENCE

Proposed Action: To receive and file correspondence.

X. NEXT MEETING

The next Open Session Board of Directors meeting is September 17, 2019 at 7:30 p.m.

XI. ADJOURNMENT