



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

OPEN SESSION AGENDA

**TUESDAY, SEPTEMBER 15, 2020
7:30 PM**

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/85950017852?pwd=VWltZDJsbn3pzaE5PWU10V0hEUW5zZz09>

Dial in #: +1 669 900 6833

Meeting ID: 859 5001 7852

Passcode: 823570

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. ACCESSORY DWELLING UNIT PRESENTATION / CONSIDERATION OF ARCHITECTURAL STANDARDS

A. PRESENTATION BY NELLIE GAIL RANCH COUNSEL RELATED TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND ADOPTION OF ARCHITECTURAL STANDARDS

Presentation: Nellie Gail Ranch counsel Fred Whitney of Whitney / Petchul will present information regarding recent Civil Code Section 4751 legislation that voids CC&R prohibitions on Accessory Dwelling Units.

B. CONSIDERATION OF ADOPTION OF ARCHITECTURAL STANDARDS FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Proposed Resolution: To approve the recommendation of the Architectural Review Committee to submit the proposed draft Accessory Dwelling Unit and Junior Accessory Dwelling Unit Architectural Standards to the Membership for 30-day comment prior to Board consideration of approval at the November 17, 2020 Board meeting.

and,

Consider sending to the City as a recommended framework for a potential future zoning ordinance.

III. HOMEOWNER FORUM (VIA ZOOM CONFERENCE CALL)

IV. MEMBER APPEAL

A CONSIDERATION OF HOMEOWNER APPEAL – 27472 HIDDEN TRAIL

Proposed Action: To consider the homeowner appeal.

V. EXECUTIVE SESSION REPORT

- Report on Executive Session Meetings of August 18, 2020 and August 27, 2020.

VI. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF AUGUST 18, 2020 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated August 18, 2020 as presented. (*John Park to Abstain*)

B. CONSIDERATION OF APPROVAL OF THE JULY 31, 2020 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated July 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,370,579 in reserve funds, \$1,467,585 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,328,996.

Year to date Assessment Revenue totals \$2,387,430 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$3,681,619 to the budgeted \$3,787,747.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$206,429 compared to the budgeted increase of \$325,027. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$298,229 compared to the budgeted increase of \$325,063. Year to date reserve funding is \$498,756 compared to a budget of \$438,600. The variance is reserve interest income.

C. DELINQUENCY STATISTICS

- Two (2) past owner delinquencies total \$3,227 in assessments and \$246 in assessment judgments.
- Eighty-three (83) current owner past due delinquencies total \$56,362 in assessments and \$4,910 in assessment judgements.
- 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 2.4% of the annual assessment budget.

End of Consent Calendar

VII. OLD BUSINESS (NONE)

VIII. NEW BUSINESS

A. CONSIDERATION OF APPROVAL TO RETAIN A CONSULTANT TO DESIGN A COMMERCIAL KITCHEN AND SUBMIT APPLICATION TO COUNTY FOR HEALTH PERMIT

Proposed Action: Review and discuss and provide direction. Select a preferred consultant for design and application assistance for submittal to the county for a permit.

B. CONSIDERATION OF APPROVAL TO BID OUT EQUESTRIAN CENTER CLUBHOUSE INTERIOR RESERVE PROJECTS

Proposed Resolution: To approve the Equestrian Center Clubhouse Plans for reserve and associated projects and direct management to bid out as a priority 2020-21 project.

and,

To approve payment of \$775 to PaCe Architects for plan revision and submittal to the City for permitting.

C. CONSIDERATION OF APPROVAL OF TENNIS AND SWIM CENTER HOURS AND TENNIS GUEST USE

Proposed Resolution: To approve returning Tennis and Swim Center operational hours to 6:00 am - 10:00 pm Monday through Friday and 6:00 am to dusk Saturday and Sunday;

and

To allow guest use for the Tennis and Swim Center subject to appropriate physical distancing and other county and state guidance.

D. CONSIDERATION OF APPROVAL OF PLANTING THROUGHOUT THE COMMUNITY

Proposed Resolution: To approve a recommendation from the Landscape Committee to approve proposals in the amount of \$16,009 from Sunset Landscape to plant throughout the community.

E. CONSIDERATION OF NEW OWNER WELCOME PROCESS

Proposed Action: To consider welcome tour / welcome packet content to provide to new owners as an introduction to Nellie Gail Ranch.

IX. REPORTS

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

X. CORRESPONDENCE

Action Required: To receive and file

XI. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is October 20, 2020 at 7:30 p.m.

XII. ADJOURNMENT