



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

OPEN SESSION AGENDA

**TUESDAY, JANUARY 20, 2026
7:30 PM**

**AT THE ASSOCIATION CLUBHOUSE
25281 EMPTY SADDLE DRIVE**

BOARD MEMBERS

**Mark Fisk
President**

**Loree Blough
Vice President**

**John Park
Co-Treasurer**

**Holly Perme
Co-Treasurer**

**Dan Sparks
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. 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

III. CONSIDERATION OF HOMEOWNER APPEAL, 24952 BUCKSKIN DRIVE (MORELAND)

Proposed Action: To consider the homeowner's appeal requesting they deviate from the ARC conditionally approved plan.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated November 18, 2025 as presented.

B. CONSIDERATION OF APPROVAL OF THE OCTOBER 31, 2025 FINANCIAL STATEMENTS

To approve the financial statements for the Nellie Gail Ranch Owners Association dated October 31, 2025, reflecting the following:

The Consolidated Balance Sheet reflects \$4,124,135 in reserve funds, \$2,584,475 in operating funds, \$8,400 in Petty Cash, and \$790,106 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,507,116.

Year to date Assessment Revenue totals \$730,482 compared to the budgeted \$842,793.

Year to date Total Consolidated Revenue is \$964,501 to the budgeted \$1,067,154.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$300,226 compared to the budgeted increase of \$377,625. Consolidated Net Income **year to date** prior to adjustments for depreciation is the same. Year to date reserve funding is \$235,827 compared to a budget of \$217,050. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL OF THE NOVEMBER 30, 2025 FINANCIAL STATEMENTS

To approve the financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2025, reflecting the following:

The Consolidated Balance Sheet reflects \$4,114,859 in reserve funds, \$2,506,026 in operating funds, \$8,400 in Petty Cash, and \$817,356 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,446,641.

Year to date Assessment Revenue totals \$761,718 compared to the budgeted \$842,793.

Year to date Total Consolidated Revenue is \$1,225,857 compared to the budgeted \$1,291,515.

The Consolidated Net decrease for the **month** prior to adjustments for depreciation is (\$77,435) compared to the budgeted decrease of (\$190,505). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$222,792 compared to the budget of \$160,088. Year to date reserve funding is \$238,226 compared to a budget of \$217,050. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIENS

Proposed Resolution: To authorize and instruct Management to record a lien on the following delinquent account 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 #	Amount Due
12/4/2025	0014-02	\$2,095.69

E. DELINQUENCY STATISTICS

Delinquency Statistics for the Open Session Minutes:

- There are no (0) past homeowner assessment delinquencies.
- Forty-seven (47) current owner past due delinquencies total \$47,285 in assessments and \$3,195 in assessment judgements.
- The collection attorney is currently working on three (3) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.4% of the annual assessment budget.

F. CONSIDERATION OF SCHEDULING THE 2026 ANNUAL MEETING OF THE MEMBERSHIP / BOARD OF DIRECTORS ELECTION

Proposed Resolution: To approve Wednesday, June 3, 2026 at 6:30 p.m. as the date and time of the Annual Meeting of the Membership / Board of Directors Election and, as may be needed, Wednesday, June 10, 2026, at 6:30 p.m. as the Reconvened Meeting date and time.

The matter to be placed on the ballot will be election of three (3) Directors.

End of Consent Calendar

V. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF INSPECTOR OF ELECTION AND APPROVAL OF INSTRUCTIONS TO INSPECTOR

Proposed Resolution: To approve appointment of The Ballot Box as Inspector of Election for the June 3, 2026 Annual Meeting and Election of Directors and subsequent June 10, 2026 reconvened meeting as may be scheduled, and to approve the Instructions to Inspector or Election.

and,

To approve the deadline date of no later than May 1, 2025 for the ballot mailing.

and,

To approve ballot return postage will be paid by the Association at a cost of \$1.10 per returned ballot.

B. CONSIDERATION OF APPROVAL OF 2024-25 YEAR END AUDIT AND MAILING AND YEAR END TAX FILING

Proposed Resolution: To approve the September 30, 2025 year-end annual audited financial statements for distribution to the Membership by January 31, 2026.

and

To approve the filing of the year end taxes as prepared by the CPA.

C. CONSIDERATION OF APPROVAL TO DISTRIBUTE TO HOMEOWNERS FOR COMMENT THE EQUESTRIAN HANDBOOK WITH PROPOSED UPDATED POLICIES AND PROCEDURES

Proposed Resolution: To approve distributing to homeowners the proposed Equestrian Handbook with updated policies and procedures for membership comment prior to adoption March 17, 2026.

D. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE ORANGE COUNTY PROFESSIONAL FIREFIGHTERS ASSOCIATION ELEVENTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME

Proposed Action: To consider placement of an Ad in the game program for the Eleventh Annual Orange County Professional Firefighters Association First Responders Cup Softball Game at a cost of \$1,000.

E. CONSIDERATION OF APPROVAL TO PURCHASE REPLACEMENT CHAIRS FOR THE WATERING HOLE

Proposed Action: To approve the purchase of twelve (12) new counter-height chairs from Grandinroad at a cost of \$4,041.00.

F. CONSIDERATION OF APPROVAL OF UPDATED FEE SCHEDULE FOR PICKLEBALL, TENNIS AND SWIM MEMBERSHIPS

Proposed Action: To consider the draft changes to the Recreation Center Membership Fee Schedule effective March 1, 2026.

VI. REPORTS

- Architectural Review Committee Meetings / Wine & Design
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Equestrian Committee Meeting Recap
- Executive Session Meeting Report
- Fire Prevention Committee Meeting Recap
- Landscape Committee Meeting Recap
- Quezada Landscape Report
- Security Committee Report
- Solar / Thermal Report
- Swim Center
- Tennis / Pickleball Center
- Tennis / Pickleball / Swim Membership
- Trails / Common Area

VII. RECEIVE AND FILE CORRESPONDENCE

VIII. NEXT MEETING FEBRUARY 17, 2026 AT 7:30 P.M.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, JANUARY 20, 2026 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF NOVEMBER 18, 2025 EXECUTIVE SESSION MINUTES**
- III. REVIEW EXECUTIVE SESSION JANUARY 2026 LEGAL REPORT**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF MARK WOOD ENTERTAINMENT FOR SUMMER CONCERT SOUND AND LIGHTING**
 - B. CONSIDERATION OF APPROVAL OF CONTRACT WITH THE BALLOT BOX FOR INSPECTOR OF ELECTION / BALLOT DISTRIBUTION FOR ANNUAL MEETING AND ELECTION**
 - C. CONSIDERATION OF DAXKO SUBSCRIPTION INCREASE FOR CLUB AUTOMATION SOFTWARE**
 - D. CONSIDERATION OF APPROVAL OF F&B CLUB FEE CREDIT PAYMENT TO CONCESSIONAIRE**
 - E. CONSIDERATION OF APPROVAL TO PURCHASE A PIZZA OVEN FOR THE WATERING HOLE**
 - F. CONSIDERATION OF APPROVAL OF AGREEMENT WITH ASSOCIATION RESERVES INC. TO PERFORM THE RESERVE STUDY FOR THE 2026-27 FISCAL YEAR**
 - G. CONSIDERATION OF APPROVAL OF CONTRACT WITH DB DESIGN & CONSULTING TO INSTALL A NEW SPA EQUIPMENT SHELTER**
 - H. CONSIDERATION OF APPROVAL OF SPA WORK TO MEET OC HEALTH DEPARTMENT GUIDELINES**
 - I. CONSIDERATION OF APPROVAL OF QUEZADA PROPOSALS TO PLANT AT RAPID FALLS ROAD EAST OF LOST COLT DRIVE**
- V. RECEIVE AND FILE CLA AND FSR COLLECTION REPORTS**
- VI. RECEIVE AND FILE VIOLATION REPORT**
- VII. RECEIVE AND FILE CORRESPONDENCE**
- VIII. STAFFING DISCUSSION**
- IX. NEXT MEETING – FEBRUARY 17, 2026**
- X. ADJOURNMENT**