



NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, APRIL 16, 2024  
7:30 PM

AT THE ASSOCIATION CLUBHOUSE  
25281 EMPTY SADDLE DRIVE

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**BOARD MEMBERS**

**Mark Fisk**  
*President*

**Loree Blough**  
*Vice President*

**Joyce Taylor**  
*Co-Treasurer*

**Holly Permech**  
*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. 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. CONSENT CALENDAR**

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

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

**Proposed Resolution:** To approve the Open Session Minutes dated March 19, 2024 as presented.

**B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 29, 2024 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 29, 2024, per the following:

The Consolidated Balance Sheet reflects \$3,361,770 in reserve funds, \$1,907,571 in operating funds, \$8,400 in Petty Cash, and \$743,368 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,021,109.

Year to date Assessment Revenue totals \$1,403,618 compared to the budgeted \$1,536,454.

Year to date Total Consolidated Revenue is \$2,426,787 compared to the budgeted \$2,506,376.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$163,927) compared to the budgeted decrease of (\$189,445). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$84,096 compared to the budgeted of \$219,244. Year to date reserve funding is \$334,592 compared to a budget of \$303,900. The variance is reserve interest income.

**C. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**

**Proposed Resolution:** Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association’s collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

Parcel Number	Assessments Due	Total Amount Due
627-511-01	\$3,171.00	\$5,932.90

**D. DELINQUENCY STATISTICS FOR MARCH 2024**

- There are no past homeowner delinquencies.
- Forty-seven (47) current owner past due delinquencies total \$51,234 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) 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**

**IV. NEW BUSINESS**

**A. CONSIDERATION OF APPROVAL OF TREE PLANTING PROPOSAL**

**Proposed Resolution:** To accept the Landscape Committee Recommendation to approve two proposals with Quezada Professional Landscape in the total amount of \$2,240 to plant five (5) trees at Hidden Trail Park.

**B. CONSIDERATION OF APPROVAL OF HISTORICAL COMMITTEE LOGO**

**Proposed Resolution:** To approve the Historical Committee request for special logo.

**C. CONSIDERATION OF TV COVER FOR THE HIDEOUT**

**Proposed Action:** To review a proposed cover for the TV in The Hideout.

**D. CONSIDERATION OF TABLE LAMP PURCHASE FOR WATERING HOLE**

**Proposed Action:** To review proposed table lamps for the Watering Hole.

**E. CONSIDERATION OF WATERING HOLE TABLES FOR THE HIDEOUT**

**Proposed Action:** To consider purchase of seven (7) tables for The Hideout.

**F. CONSIDERATION OF STAGE LIGHT FOR WATERING HOLE PERFORMANCES**

**Proposed Action:** To approve purchase of a stage light for Friday Night Live and other Watering Hole Performances.

**G. CONSIDERATION OF WALL LETTERING TO IDENTIFY THE HIDEOUT**

**Proposed Action:** To approve purchase at a cost not to exceed \$200 letters and an arrow to label the Hideout.

**V. EXECUTIVE SESSION MEETING REPORT**

**Action:** To receive and file the Executive Session Meeting Report.

**VI. REPORTS**

- Architectural Review Committee Meetings & Survey
- ARC Draft Policy Re Lighting, Cameras, Sound Emitting
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Pending Items Report
- Quezada Landscape Report
- Solar
- Swim Center
- Security Committee
- Tennis / Pickleball Center
- Trails / Common Area

**VII. RECEIVE AND FILE CORRESPONDENCE**

**VIII. NEXT MEETING MAY 21, 2024**

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, APRIL 16, 2024 - 6:00 PM**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF MARCH 19, 2024 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE APRIL 2024 LEGAL REPORT**

**Proposed Action:** Receive and file.
  - B. CC&R ENFORCEMENT - PROJECT DEADLINE EXPIRED**
  - C. CC&R ENFORCEMENT - HOME MAINTENANCE**
  - D. CC&R ENFORCEMENT - UNAPPROVED SOLAR ON SLOPE**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF EQUESTRIAN CENTER MIDDLE ARENA FOOTING REPLENISHMENT**
  - B. CONSIDERATION OF APPROVAL OF PAINTING AND REPAIR CONTRACT FOR THE SWIM CENTER**
  - C. CONSIDERATION OF APPROVAL OF DOOR HARDWARE CONTRACT FOR THE CLUBHOUSE**
  - D. CONSIDERATION OF APPROVAL OF A CONTRACT WITH DAVE BANG ASSOCIATES INC. TO REPLENISH GALLUP PARK PLAYGROUND WOOD FIBER SURFACING**
  - E. CONSIDERATION OF APPROVAL OF A TREE TRIMMING CONTRACT ON APPALOOSA PLACE**
- V. COLLECTIONS / DELINQUENCIES**
  - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
  - B. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**
  - C. REVIEW REQUESTS FOR WAIVER OF LATE FEE**
- VI. REVIEW OF VIOLATION REPORT**
- VII. NEXT MEETING – MAY 21, 2024**
- VIII. ADJOURNMENT**