



NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, MAY 21, 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 Permeh**  
*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. SPECIAL RECOGNITION**

Presentation of Certificate of Appreciation to Vanessa Kon for her nine years of service as a Member of the Architectural Review Committee.

**III. CONSIDERATION OF APPOINTMENT OF EVENTS COMMITTEE MEMBER**

**Proposed Action:** To approve appointment of Shannon van de Poel to serve as Member of the Events Committee.

**IV. HOMEOWNER FORUM**

**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 April 16, 2024 as presented. (Mark Fisk and Holly Permeh Absent)

**B. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2024**

## FINANCIAL STATEMENTS

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2024, per the following:

The Consolidated Balance Sheet reflects \$3,363,329 in reserve funds, \$1,978,854 in operating funds, \$8,400 in Petty Cash, and \$728,503 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,079,086.

Year to date Assessment Revenue totals \$1,596,483 compared to the budgeted \$1,536,454.

Year to date Total Consolidated Revenue is \$2,839,180 compared to the budgeted \$2,699,897.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$71,283 compared to the budgeted decrease of (\$244,516). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$155,379 compared to the budgeted of (\$25,272). Year to date reserve funding is \$341,834 compared to a budget of \$303,900. The variance is reserve interest income.

### C. DELINQUENCY STATISTICS FOR APRIL 2024

- There is one past homeowner delinquency.
- One hundred and six (106) current owner past due delinquencies total \$108,815 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 3% of the annual assessment budget.

### End of Consent Calendar

## VI. NEW BUSINESS

### A. CONSIDERATION OF APPROVAL TO SUBMIT PROPOSED GUIDELINES TO THE MEMBERSHIP FOR REVIEW AND COMMENT

**Proposed Action:** To consider submitting to the membership for review and comment, draft guidelines related to lighting, surveillance camera and sound emitting devices in proximity to equestrian easements. The proposed revisions may be considered for adoption at the July 16, 2024 meeting subject to review of membership comments.

### B. CONSIDERATION OF PURCHASE OF FIRE PITS FOR PATIOS

**Proposed Action:** To consider purchase of fire pits for the Tennis and Swim Center patio seating areas.

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

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

### D. REVIEW REPLACEMENT STATUS OF GREENFIELD MONUMENT DAMAGED IN ACCIDENT

**Proposed Action:** To provide direction regarding the preferred scope of work for replacement of the Greenfield monument damaged in accident.

## VII. EXECUTIVE SESSION MEETING REPORT

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

## **VIII. REPORTS**

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

## **IX. RECEIVE AND FILE CORRESPONDENCE**

## **X. NEXT MEETING – JUNE 18, 2024**

## **XI. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, MAY 21, 2024 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF APRIL 16, 2024 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE MAY 2024 LEGAL REPORT**
  - B. CC&R ENFORCEMENT HEARING – UNAPPROVED STRUCTURE**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF APPROVAL OF CONTRACT TO CLEAR DRAIN ON LOST TRAIL**
  - B. CONSIDERATION OF APPROVAL OF PURCHASE AND INSTALLATION OF POOL CABANA FABRIC**
  - C. CONSIDERATION OF CABANA LIGHTING AT SWIM CENTER**
  - D. CONSIDERATION OF APPROVAL OF PURCHASE OF TENNIS COURT BENCHES FROM THE PARK CATALOG**
  - E. CONSIDERATION OF PURCHASE OF CAMERA FOR VOLLEYBALL COURT**
  - F. CONSIDERATION OF APPROVAL FOR CONCRETE WALKWAY MAINTENANCE & CUTTING**
  - G. CONSIDERATION OF PURCHASE OF OFFICE COPIER**
- V. COLLECTIONS / DELINQUENCIES**
  - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
  - B. CONSIDERATION OF WRITE-OFF OF ACCOUNT**
- VI. REVIEW OF VIOLATION REPORT**
- VII. DIRECTOR'S COMMENTS / DISCUSSION**
- VIII. NEXT MEETING JUNE 18, 2024**
- IX. ADJOURNMENT**