



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

OPEN SESSION AGENDA

**TUESDAY, JUNE 17, 2025
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 Permeh
Co-Treasurer**

**Joyce Taylor
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. ELECTION OF OFFICERS

Proposed Action: To elect the five Directors to the following officer positions:

President
Vice-President
Secretary
Co-Treasurer
Co-Treasurer

III. HOMEOWNER FORUM

IV. CONSIDERATION OF HOMEOWNER APPEAL

Proposed Action: To consider the appeal by the owner of 25421 Coach Springs requesting a gate to access Hidden Trail Park

V. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated May 20, 2025 as presented.

B. CONSIDERATION OF APPROVAL OF THE APRIL 30, 2025 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated April 30, 2025, per the following:

The Consolidated Balance Sheet reflects \$3,645,583 in reserve funds, \$2,564,733 in operating funds, \$8,400 in Petty Cash, and \$778,791 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,997,507.

Year to date Assessment Revenue totals \$2,307,427 compared to the budgeted \$2,414,412.

Year to date Total Consolidated Revenue is \$3,866,955 compared to the budgeted \$3,830,018.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$131,948 compared to the budgeted increase of \$438,869. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$617,041 compared to the budget of \$384,955. Year to date reserve funding is \$629,705 compared to a budget of \$551,256. The variance is reserve interest income.

C. 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 No.	Total Amt Due
6/5/25	0112-02	\$2,073.83
6/5/25	0160-02	\$2,073.83
6/5/25	0396-01	\$2,073.83

D. DELINQUENCY STATISTICS

Delinquency Statistics for the Open Session Minutes:

- There are no (0) past homeowner assessment delinquencies.
- Seventy-eight (78) current owner past due delinquencies total \$65,005.62 in assessments and \$2,142 in assessment judgements.
- The collection attorney is currently working on five (5) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 2.0% of the annual assessment budget.

End of Consent Calendar

VI. NEW BUSINESS

A. CONSIDERATION OF NON-RENEWAL OF THE MOBILE PATROL CONTRACT WITH SUPERIOR PROTECTION SERVICES

Proposed Resolution: To approve non-renewal of the mobile patrol contract with Superior Protection Services effective August 1, 2025. Non-renewal is consistent with the June 11, 2025 membership vote in favor of discontinuing mobile patrol 332 votes to 224.

B. CONSIDERATION OF APPOINTMENT TO THE FIRE PREVENTION COMMITTEE

Proposed Action: To consider an application from a homeowner requesting appointment to serve as a Member of the Fire Prevention Committee.

VII. REPORTS

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

VIII. NEXT MEETING JULY 15, 2025 AT 7:30 P.M.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, JUNE 17, 2025 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF MAY 20, 2025 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
 - A. REVIEW OF THE JUNE 2025 LEGAL REPORT**
 - B. HEARING: INCOMPLETE FRONT YARD LANDSCAPE**
 - C. HEARING: UNAPPROVED WALL AND OTHER IMPROVEMENTS CONSTRUCTED**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF NEWMAN AND ASSOCIATES, INC. AGREEMENT FOR AUDIT AND TAX PREPARATION SERVICES**
 - B. CONSIDERATION OF STANLEY PEST CONTROL CONTRACT INCREASE FOR GOPHER CONTROL**
 - C. CONSIDERATION OF SMARTWEBS VIOLATION & ARCHITECTURAL TRACKING RATE INCREASE**
 - D. CONSIDERATION OF INSTALLING A NEW SPA EQUIPMENT SHELTER**
 - E. WATERING HOLE OPERATIONS REPORT**
- V. COLLECTIONS / DELINQUENCIES**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**

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 - The collection attorney is currently working on five (5) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
 - Total accumulated outstanding assessments total 2.0% of the annual assessment budget.
- VI. REVIEW OF VIOLATION REPORT**
- VII. NEXT MEETING JULY 15, 2025**
- VIII. ADJOURNMENT**