



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

**OPEN SESSION AGENDA**

**TUESDAY, AUGUST 19, 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. HOMEOWNER FORUM
- III. CONSIDERATION OF HOMEOWNER APPEAL (RED CORRAL)
- IV. CONSENT CALENDAR

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

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

**Proposed Resolution:** To approve the Open Session Minutes dated July 15, 2025 as presented.

**Proposed Resolution:** To approve the Open Session Minutes dated July 23, 2025 as presented.

**B. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2025 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2025, reflecting the following:

The Consolidated Balance Sheet reflects \$3,558,464 in reserve funds, \$2,310,009 in operating funds, \$8,400 in Petty Cash, and \$805,311 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,682,184.

Year to date Assessment Revenue totals \$2,492,814 compared to the budgeted \$2,414,412.

Year to date Total Consolidated Revenue is \$4,503,211 compared to the budgeted \$4,236,137.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$156,165) compared to the budgeted decrease of (\$194,096). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$362,815 compared to the budgeted decrease of (\$35,496). Year to date reserve funding is \$638,852 compared to a budget of \$551,256. The variance is reserve interest income.

**C. DELINQUENCY STATISTICS**

- There are no (0) past homeowner assessment delinquencies.
- One hundred and fourteen (114) current owner past due delinquencies total \$95,197 in assessments and \$1,042 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 3.0% of the annual assessment budget.

### **End of Consent Calendar**

## **V. NEW BUSINESS**

### **A. CONSIDERATION OF APPLICATION FOR 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.

### **B. CONSIDERATION OF APPROVAL OF 2025-26 EQUESTRIAN CENTER FEE SCHEDULE**

**Proposed Resolution:** To adopt the 2025-26 Equestrian Center Fee Schedule effective October 1, 2025.

### **C. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2025 TO SEPTEMBER 1, 2026**

**Proposed Resolution:** To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$123,092.65.

## **VI. REPORTS**

- Architectural Review Committee Meetings / Wine & Design
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Equestrian Committee Meeting Recap
- Executive Session Meeting Report
- Fire Prevention Committee Meeting Recap
- Historical Committee Report
- 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. CORRESPONDENCE**

**VIII. NEXT MEETING SEPTEMBER 16, 2025 AT 7:30 P.M.**

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, AUGUST 19, 2025 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF JULY 15, 2025 AND JULY 23, 2025 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE AUGUST 2025 LEGAL REPORT**
  - B. HEARING: UNAPPROVED ARTIFICIAL TURF**
  - C. REVIEW OF LEGAL CORRESPONDENCE**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF RENEWAL OF CONTRACT WITH DP TENNIS, LLC**
  - B. CONSIDERATION OF RENEWAL OF CONTRACT WITH EVOLUTION SWIM ACADEMY**
  - C. CONSIDERATION OF RENEWAL OF CONTRACT WITH HAYDEN CLARKE SPORT HORSES**
  - D. CONSIDERATION OF RENEWAL OF CONTRACT WITH SWIM VELOCITY AND TRILAVIE FOR USE OF SWIM FACILITIES**
  - E. CONSIDERATION OF RENEWAL OF CONTRACT WITH BLUERAY MANAGEMENT FOR POOL MAINTENANCE SERVICES**
  - F. CONSIDERATION OF APPROVAL OF CONTRACT WITH BOULDER EARTHWORK FOR RETAINING WALL TO SUPPORT A TRAIL ABOVE THE EQUESTRIAN CENTER**

- G. CONSIDERATION OF APPROVAL TO REPLACE THE IRRIGATION CONTROLLER AT MONUMENT PARK**
- H. CONSIDERATION OF APPROVAL OF CONTRACT FOR TREE TRIMMING/CLEAN-UP ON SEVERAL TRAILS**
- I. CONSIDERATION OF APPROVAL OF CONTRACT FOR TAIL MAINTENANCE ABOVE THE TENNIS CENTER**
- J. CONSIDERATION OF APPROVAL OF CONTRACT WITH BOULDER EARTHWORK TO REPLACE 170 FEET OF TRAIL FENCING**
- K. CONSIDERATION OF APPROVAL TO REPLASTER THE SPA AND WADER**
- L. CONSIDERATION OF APPROVAL TO REPLACE THE SPA EQUIPMENT EZ-UP CANOPY WITH AN ENCLOSED SHELTER**
- M. CONSIDERATION OF CONTRACT NEGOTIATIONS WITH FREEDOM FOODS**
  
- V. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
  
- VI. REVIEW OF VIOLATION REPORT**
- VII. STAFFING DISCUSSION**
- VIII. NEXT MEETING – SEPTEMBER 16, 2025**
- IX. ADJOURNMENT**