



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

OPEN SESSION AGENDA

**TUESDAY, MARCH 19, 2024
7:30 PM**

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

BOARD MEMBERS

**Mark Fisk
President**

**Loree Blough
Vice President**

**Joyce Taylor
Co-Treasurer**

**Holly Perme
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-F.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated February 20, 2024 as presented. (All Directors Present)

B. CONSIDERATION OF APPROVAL OF THE JANUARY 31, 2024 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,366,422 in reserve funds, \$2,071,497 in operating funds, \$8,400 in Petty Cash, and \$733,728 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,180,068.

Year to date Assessment Revenue totals \$1,360,142 compared to the budgeted \$1,536,454.

Year to date Total Consolidated Revenue is \$2,190,971 compared to the budgeted \$2,310,780.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$133,915 compared to the budgeted increase of \$425,074. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$248,023 compared to the budgeted of \$408,689. Year to date reserve funding is \$329,595 compared to a budget of \$303,900. The variance is reserve interest income.

C. CONSIDERATION OF APPOINTMENT OF EMERGENCY PREPAREDNESS COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Nellie Gail Ranch Member John Park to serve as Emergency Preparedness Committee Member through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

D. CONSIDERATION OF APPOINTMENT OF HISTORICAL COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Loree Blough to serve as member of the Historical Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

E. ACCEPTANCE OF RESIGNATION FROM ARCHITECTURAL REVIEW COMMITTEE

Proposed Resolution: To accept the resignation of Vanessa Kon from the Architectural Review Committee and express gratitude for her nine years of service as a Member of the Committee.

F. CONSIDERATION OF APPROVAL TO RECORD LIENS

Proposed Resolution: To authorize and instruct Management to record a lien on the following delinquent accounts 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
3/5/24	0124-02	\$1,805.20
3/5/24	0672-03	\$1,944.56
3/5/24	0969-02	\$1,944.56
3/5/24	0976-01	\$1,944.56
3/5/24	1324-01	\$1,874.88

End of Consent Calendar

IV. NEW BUSINESS

A. RECEIVE HISTORICAL COMMITTEE REPORT AND CONSIDER APPROVAL OF COMMITTEE BUDGET

Proposed Action: To receive a Committee report and consider Historical Committee request for equipment purchase.

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

Proposed Resolution: To approve placement of an Ad in the game program for the Tenth Annual Orange County Professional Firefighters Association First Responders Cup Softball Game at a cost of \$850.

C. CONSIDERATION OF ARBOR ENHANCEMENT LIGHTING

Proposed Action: To consider alternatives for lighting for the Clubhouse entry arbor.

D. CONSIDERATION OF ICE CADDY REPLACEMENT

Proposed Action: To consider alternatives for replacement of the ice caddy servicing the recreation center.

E. CONSIDERATION OF WATERING HOLE MEMBERSHIP CATEGORY

Proposed Resolution: To approve inclusion of private equestrian boarders at Nellie Gail Ranch homes as club members with Watering Hole privileges.

F. CONSIDERATION OF APPROVAL OF PLANTING AT THE ASSOCIATION CLUBHOUSE

Proposed Action: To approve a proposal with Quezada Professional Landscape in the amount of \$3,139 for planting the Association Clubhouse planters.

G. CONSIDERATION OF APPROVAL OF PLANTING AT THE GREENFIELD ENTRY

Proposed Action: To approve a proposal with Quezada Professional Landscape in the amount of \$5,982.50 for planting the Greenfield entry.

H. CONSIDERATION OF APPROVAL OF DARK HORSE EVENT AT THE WATERING HOLE

Proposed Resolution: To approve a Dark Horse Special Event at The Watering Hole on Sunday, May 26th for a pre-race dinner the night before the Memorial Day Half Marathon, 5K and 10K race.

I. CONSIDERATION OF WORKERS' COMPENSATION INSURANCE RENEWAL FOR APRIL 1, 2024 THROUGH APRIL 1, 2025

Proposed Action: To approve renewal of the Workers' Compensation Insurance Policy.

Renewal with State Fund via broker Unique Risk for the total amount of \$93,735. Funds are to be paid from Association G/L N17203 Workman's Comp, Equestrian Center G/L NE17203 Workman's Comp, Swim Center NS 17203 Workman's Comp and Tennis Center NT17203 Workman's Comp.

V. EXECUTIVE SESSION MEETING REPORT

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

VI. REPORTS

- Architectural Review Committee Meetings & Survey
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Pending Items Report
- Quezada Landscape Report
- Solar
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

VII. RECEIVE AND FILE CORRESPONDENCE

VIII. NEXT MEETING

The next Open Session meeting will be April 16, 2024.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, MARCH 19, 2024 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF FEBRUARY 20, 2024 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
 - A. REVIEW OF THE MARCH 2024 LEGAL REPORT**
 - B. CC&R ENFORCEMENT - INOPERABLE VEHICLE**
 - C. CC&R ENFORCEMENT – HOME MAINTENANCE**
 - D. CC&R ENFORCEMENT HEARING – HOME MAINTENANCE**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. VOLLEYBALL COURT LIGHTING CONTRACT**
 - B. CONSIDERATION OF CONCERT SOUND AND LIGHTING VENDOR**
 - C. CONSIDERATION OF APPROVAL OF DAPPLE GREY ROUND PEN REPAIRS**
 - D. CONSIDERATION OF REPLACEMENT OF EQUESTRIAN CENTER UPPER AND MIDDLE ARENA LIGHTING**
 - E. CONSIDERATION OF APPROVAL OF EQUESTRIAN CENTER BARN A PONY STALL REPLACEMENT**
 - F. CONSIDERATION OF EQUESTRIAN CENTER UPPER ARENA FOOTING REPLENISHMENT**
 - G. CONSIDERATION OF APPROVAL FOR TREE TRIMMING AT GALLUP PARK**
- V. RECEIVE AND FILE COLLECTIONS / DELINQUENCY REPORTS**
- VI. RECEIVE AND FILE VIOLATION REPORT**
- VII. NEXT MEETING – APRIL 16, 2024**
- VIII. ADJOURNMENT**