



NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, APRIL 21, 2026  
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 Perme**  
*Co-Treasurer*

**Dan Sparks**  
*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 APPOINTMENT OF SECURITY COMMITTEE MEMBER**

**Proposed Resolution:** To approve the appointment of Nellie Gail Ranch Member Richard Khoshaba to serve as Member of the Security Committee through July 31, 2026, subject to complying with the Committee Member Criteria standards and signing the Community Leader Code of Conduct.

**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 March 31, 2026 as presented.

**B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2026 FINANCIAL STATEMENTS**

To approve the financial statements for the Nellie Gail Ranch Owners Association

dated February 28, 2026 reflecting the following:

The Consolidated Balance Sheet reflects \$4,306,153 in reserve funds, \$2,564,529 in operating funds, \$8,400 in Petty Cash, and \$806,256 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,685,339.

Year to date Assessment Revenue totals \$1,539,424 compared to the budgeted \$1,685,586.

Year to date Total Consolidated Revenue is \$2,715,619 compared to the budgeted \$2,816,841.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$104,950) compared to the budgeted decrease of (\$198,865). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$282,768 compared to the budgeted of \$157,275. Year to date reserve funding is \$482,253 compared to a budget of \$434,100. The variance is reserve interest income.

### C. DELINQUENCY STATISTICS

- There are no (0) past homeowner assessment delinquencies.
- Fifty (50) current owner past due delinquencies total \$47,105.80 in assessments.
- The collection attorney is currently working on two (2) homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.4% of the annual assessment budget.

## End of Consent Calendar

### V. NEW BUSINESS

#### A. PROPOSED ADOPTION OF THE EQUESTRIAN HANDBOOK

**Proposed Resolution:** To approve the Equestrian Handbook of policies and procedures governing equestrian activities at Nellie Gail Ranch.

#### B. CONSIDERATION OF UTILITY BOX MURAL WRAPS

**Proposed Action:** To consider the concept of wrapping the utility meter enclosures with 50<sup>th</sup> Anniversary related graphics.

#### C. CONSIDERATION OF APPROVAL TO REPLACE THE SURVEILLANCE SIGNS AT THE ENTRANCES TO THE COMMUNITY

**Proposed Resolution:** To approve the recommendation from the Security Committee to replace the surveillance signs at the entrances to the community.

### VI. REPORTS

- Architectural Review Committee Meetings / Wine & Design
- Communications Staff Report
- Emergency Preparedness Committee
- Equestrian Center Managers Report
- Equestrian Committee Report
- Events Committee Report
- Executive Session Meeting Report
- Fire Prevention 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. RECEIVE AND FILE CORRESPONDENCE**

**VIII. NEXT MEETING MAY 19, 2026 AT 7:30 P.M.**

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, APRIL 21, 2026 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF MARCH 31, 2026 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE APRIL 2026 LEGAL REPORT**
  - B. HOMEOWNER HEARING RE DEMO / HOME BUILD STATUS**
  - C. HOMEOWNER HEARING RE SELF-HELP ENFORCEMENT**
  - D. CONSIDERATION OF HANDRAIL INSTALLATION AT VOLLEYBALL COURTS**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF APPROVAL OF A CONTRACT WITH BLUERAY MANAGEMENT TO REPLACE A SPA CHEMICAL CONTROLLER**
  - B. CONSIDERATION OF APPROVAL OF A CONTRACT WITH DEAN CONCRETE TO PERFORM VARIOUS CONCRETE PROJECTS**
  - C. CONSIDERATION OF APPROVAL OF ADDITIONAL PLANTING QUANTITIES FOR TURF CONVERSION ON NELLIE GAIL ROAD**
  - D. PIZZA OVEN EVALUATION**
- V. COLLECTIONS / DELINQUENCIES**
  - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. MANAGEMENT BID TIMELINE**
- VII. DIRECTOR'S / MANAGEMENT COMMENTS**
- VIII. NEXT MEETING – MAY 19, 2026**
- IX. ADJOURNMENT**