



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

OPEN SESSION AGENDA

TUESDAY, OCTOBER 20, 2026 - 7:30 PM

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

BOARD MEMBERS

**Mark Fisk
Josh Nessa**

Dan Sparks

**Loree Blough
Holly Permeh**

*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-D.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated September 15, 2026.

B. CONSIDERATION OF APPROVAL OF THE AUGUST 31, 2026 FINANCIAL STATEMENTS

To approve the financial statements for the Nellie Gail Ranch Owners Association dated August 31, 2026 reflecting the following:

The Consolidated Balance Sheet reflects \$4,671,098 in reserve funds, \$2,917,412 in operating funds, \$8,400 in Petty Cash, and \$821,754 in Stall, Trail and Architectural Deposits for a total cash balance of \$8,418,664.

Year to date Assessment Revenue totals \$3,077,291 compared to the budgeted \$3,371,172.

Year to date Total Consolidated Revenue is \$5,692,882 to the budgeted \$5,882,727.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$114,224) compared to the budgeted decrease of (\$235,617). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$634,178 compared to the budgeted increase of \$189,745. Year to date reserve funding is \$1,007,534 compared to a budget of \$868,200. The variance is reserve interest income of \$139,334.

C. CONSIDERATION OF APPROVAL TO RECORD LIEN

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
8/5/26	0455-05	\$4,023.62

D. DELINQUENCY STATISTICS

- There are no (0) past homeowner assessment delinquencies.
- Forty-three (43) current owner past due delinquencies total \$42,409.69 in assessments.
- The collection attorney is currently working on one (1) homeowner account to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.3% of the annual assessment budget.

End of Consent Calendar

IV. NEW BUSINESS

A. ACCEPT RESIGNATION OF COMMITTEE MEMBER

Proposed Resolution: To accept the resignation of Paul Scholtes from the Fire Prevention Committee effective October 9, 2026. A vote of gratitude is extended to Paul for his dedicated service to the Equestrian Committee.

B. CONSIDERATION OF APPROVAL OF OCTOBER 2026 THROUGH SEPTEMBER 2027 EVENT CALENDAR AND EVENT BUDGET

Proposed Resolution: To approve the 2026-27 Events Calendar and Budget as recommended by the Events Committee.

C. CONSIDERATION OF RENEWAL OF EMPLOYEE BENEFITS PACKAGE

Proposed Action: To approve renewal of the Employee Benefits Package with United Healthcare Alliance (EP-25) Gold (Core Rewards) 35-70/700d for Medical and Principal EPO for Dental.

V. REPORTS

- Architectural Review Committee Meetings / Wine & Design
- Communications Staff Report
- Emergency Preparedness Committee
- Equestrian Center Managers Report
- Equestrian Committee
- Executive Session Meeting Report
- Fire Prevention Committee
- Security Committee
- Solar / Thermal Report
- Swim Center
- Tennis / Pickleball Center
- Tennis / Pickleball / Swim Membership
- Trails & Safety Committee

VI. RECEIVE AND FILE CORRESPONDENCE

VII. NEXT REGULAR BOARD MEETING NOVEMBER 17, 2026 AT 7:30 P.M.

VIII. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, OCTOBER 20, 2026 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF SEPTEMBER 15, 2026 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
 - A. REVIEW OF THE OCTOBER 2026 LEGAL REPORT**
 - B. HOMEOWNER HEARING RE VIOLATION**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF WATERING HOLE CONCESSIONAIRE CONTRACT**
 - B. CONSIDERATION OF RENEWAL OF THE FLOCK SAFETY CONTRACT FOR THE LICENSE PLATE RECOGNITION CAMERAS**
 - C. CONSIDERATION OF APPROVAL OF ARCHITECTURAL SERVICES AGREEMENT**
 - D. CONSIDERATION OF APPROVAL FOR REMOVAL / PLANTING TREES AT GALLUP PARK**
 - E. CONSIDERATION OF APPROVAL FOR CONCRETE PADS AND BENCHES INSTALLED AT THE SAND VOLLEYBALL COURTS**
 - F. CONSIDERATION OF APPROVAL OF TRACTOR MAINTENANCE BY QUINN CAT**
 - G. CONSIDERATION OF CONTRACT RENEWAL WITH HAYDEN CLARKE SPORT HORSES**
 - H. CONSIDERATION OF REPLACEMENT OF UPPER ARENA FOOTING**
- V. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. VIOLATION REPORT**
- VII. RECEIVE AND FILE CORRESPONDENCE**
- VIII. DIRECTOR'S / MANAGEMENT COMMENTS**
- IX. SET SPECIAL MEETING TO REVIEW MANAGEMENT COMPANY PROPOSALS**
- X. NEXT MEETING – NOVEMBER 17, 2026**
- XI. ADJOURNMENT**