



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

**OPEN SESSION AGENDA**

**TUESDAY, SEPTEMBER 16, 2025  
7:30 PM**

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

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**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. CONSIDERATION OF HOMEOWNER APPEAL, 25532 RAPID FALLS – DRIVEWAY EXPANSION**

**Proposed Action:** To consider the homeowner’s appeal requesting they be permitted to expand the parking area across the front of their home.

**III. HOMEOWNER FORUM**

**IV. CONSENT CALENDAR**

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

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

**Proposed Resolution:** To approve the Open Session Minutes dated August 19, 2025 as presented.

**B. CONSIDERATION OF APPROVAL OF THE JULY 31, 2025 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated July 31, 2025, reflecting the following:

The Consolidated Balance Sheet reflects \$3,757,366 in reserve funds, \$2,538,740 in operating funds, \$8,400 in Petty Cash, and \$822,261 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,126,767.

Year to date Assessment Revenue totals \$3,029,072 compared to the budgeted \$3,219,216.

Year to date Total Consolidated Revenue is \$5,307,042 to the budgeted \$5,252,482.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$235,684 compared to the budgeted increase of \$439,663. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$598,498 compared to the budgeted increase of \$404,167. Year to date reserve funding is \$844,166 compared to a budget of \$735,008. The variance is reserve interest income.

**C. DELINQUENCY STATISTICS**

- There are no (0) past homeowner assessment delinquencies.
- Seventy four (74) current owner past due delinquencies total \$67,875 in assessments and \$492 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 2.1% of the annual assessment budget.

**D. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**

**Proposed Resolution:** Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

<u>Date</u>	<u>APN#</u>	<u>Total Amount Due</u>
5/12/2025	636-331-01	\$5,955.45

**E. 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:

<b>Date</b>	<b>Account No.</b>	<b>Total Amt Due</b>
9/5/25	0124-02	\$2,073.83
9/5/25	0234-01	\$2,073.83
9/5/25	1076-02	\$2,102.02
9/5/25	1380-01	\$2,276.00

**F. RATIFY APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR SEPTEMBER 1, 2025 TO SEPTEMBER 1, 2026**

**Proposed Resolution:** To ratify approval of renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$118,479.30.

**End of Consent Calendar**

## **V. NEW BUSINESS**

### **A. CONSIDERATION OF REVISED CHARTER FOR THE SECURITY COMMITTEE**

**Proposed Resolution:** To approve the revised Security Committee Charter with a Revision Date of September 16, 2025.

### **B. REVIEW OF SWIM CENTER RULES**

**Proposed Action:** To review the current Swim Center Rules and determine if updates may be appropriate to consider.

## **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
- 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 OCTOBER 21, 2025 AT 7:30 P.M.**

## **IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, SEPTEMBER 16, 2025 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. EVALUATION OF POTENTIAL BOARD CANDIDATE**
- III. CONSIDERATION OF APPROVAL OF AUGUST 19, 2025 AND SEPTEMBER 11, 2025 EXECUTIVE SESSION MINUTES**
- IV. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE SEPTEMBER 2025 LEGAL REPORT**
  - B. HEARING: INCOMPLETE LANDSCAPE**
  - C. INTERNAL DISPUTE RESOLUTION MEET AND CONFER**
  - D. REQUEST FOR RELIEF OF LIQUIDATED DAMAGES**
- V. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF APPROVAL TO RENEW THE ANNUAL RETAINER WITH WHITNEY | PETCHUL**
  - B. CONSIDERATION OF APPROVAL OF CONCERT SOUND AND STAGING VENDOR FOR FALL FESTIVAL**
  - C. CONSIDERATION OF APPROVAL OF CONCESSIONAIRE CONTRACT RENEWAL WITH FREEDOM FOODS**
  - D. CONSIDERATION OF CONTRACT RENEWAL WITH HAYDEN CLARKE SPORT HORSES**
  - E. CONSIDERATION OF ADDING RUBBER MATS & WOOD FIBER SURFACING FOR GALLUP PARK PLAYGROUND.**
  - F. CONSIDERATION OF APPROVAL OF PROPOSAL FROM SHINE ILLUMINATION FOR HOLIDAY LIGHTING AND DECORATIONS**
- VI. COLLECTIONS / DELINQUENCIES**
  - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
  - B. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**
- VII. REVIEW OF VIOLATION REPORT**
- VIII. STAFFING COMPENSATION**
- IX. DIRECTOR'S / MANAGEMENT COMMENTS**
- X. NEXT MEETING – OCTOBER 21, 2025**
- XI. ADJOURNMENT**