



NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, May 19, 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 Permech**  
*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. 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 April 21, 2026 as presented.

**B. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2026 FINANCIAL STATEMENTS**

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

The Consolidated Balance Sheet reflects \$4,297,480 in reserve funds, \$2,638,943 in operating funds, \$8,400 in Petty Cash, and \$809,762 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,754,586.

Year to date Assessment Revenue totals \$1,710,971 compared to the budgeted \$1,685,586.

Year to date Total Consolidated Revenue is \$3,121,971 compared to the budgeted \$3,050,652.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$72,942 compared to the budgeted decrease of (\$206,721). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$355,709 compared to the budgeted of (\$49,446). Year to date reserve funding is \$498,063 compared to a budget of \$434,100. The variance is reserve interest income.

**C. 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:

Date	Account No.	Total Amt Due
5/4/26	0963-03	\$2,291.53

**D. DELINQUENCY STATISTICS**

- There are no (0) past homeowner assessment delinquencies.
- One hundred and four (104) current owner past due delinquencies total \$92,452 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 2.7% of the annual assessment budget.

**End of Consent Calendar**

**IV. NEW BUSINESS**

**A. CONSIDERATION OF SERVICE ANIMAL POLICY AT RECREATION CENTER**

**Proposed Action:** Review the attached draft policy for staff to implement.

**B. CONSIDERATION OF LIVESTOCK CENSUS**

**Proposed Resolution:** To approve distribution of the Livestock Census to Nellie Gail Ranch homeowners.

**V. REPORTS**

- 50 Years of Nellie Gail Ranch 9-26-2026 Festival Outline
- Architectural Review Committee Meetings / Wine & Design
- Communications Staff Report
- Emergency Preparedness Committee
- Equestrian Center Managers Report
- Events Committee Report
- Executive Session Meeting Report
- Landscape Report - Quezada
- Security Committee Report
- Solar / Thermal Report
- Swim Center
- Tennis / Pickleball Center
- Tennis / Pickleball / Swim Membership

**VI. RECEIVE AND FILE CORRESPONDENCE**

**VII. NEXT MEETING JUNE 16, 2026 AT 7:30 P.M.**

**VIII. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, MAY 19, 2026 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF APRIL 21, 2026 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE MAY 2026 LEGAL REPORT**
  - B. HOMEOWNER HEARING RE CONSTRUCTION SCHEDULE**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF EQUESTRIAN CENTER INSTRUCTOR AGREEMENT WITH STEPHEN BIRCHALL**
  - B. CONSIDERATION OF REPLACING THE IRRIGATION CONTROLLER AT MOULTON PARK**
  - C. CONSIDERATION OF APPROVAL OF CONTRACT FOR PALM TREE SKIRTING**
  - D. CONSIDERATION OF APPROVAL OF A CONTRACT WITH SAFE PLACES GROUP TO PERFORM SAFETY INSPECTIONS OF THE PLAYGROUNDS THROUGHOUT THE COMMUNITY**
  - E. PIZZA OVEN EVALUATION**
  - F. CONSIDERATION OF APPROVAL OF A CONTRACT WITH DAVE BANG ASSOCIATES INC. TO REPLACE THE POOL CANTILEVER SHADE FABRIC**
  - G. CONSIDERATION OF APPROVAL OF A CONTRACT FOR PAINTING AND WOOD REPAIR TO PERFORM VARIOUS PAINTING PROJECTS**
  - H. CONSIDERATION OF APPROVAL OF A CONTRACT WITH BOULDER EARTHWORK TO REPLACE CONCRETE AND A PORTION OF CURB NEAR THE VOLLEYBALL COURTS**
- V. COLLECTIONS / DELINQUENCIES**
  - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. RECEIVE AND FILE CORRESPONDENCE**
- VII. DIRECTOR'S / MANAGEMENT COMMENTS**
- VIII. NEXT MEETING – JUNE 16, 2026**
- IX. ADJOURNMENT**