



NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, FEBRUARY 17, 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 Permeh
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 HOMEOWNER APPEAL, 24952 BUCKSKIN DRIVE (MORELAND)

Proposed Action: To consider the homeowner's appeal requesting their fence installation be approved and their deposit returned.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated January 20, 2026 as presented.

B. CONSIDERATION OF APPROVAL OF THE DECEMBER 31, 2025 FINANCIAL STATEMENTS

To approve the financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2025, reflecting the following:

The Consolidated Balance Sheet reflects \$4,117,178 in reserve funds, \$2,456,742 in operating funds, \$8,400 in Petty Cash, and \$814,756 in Stall, Trail and Architectural Deposits for a total cash balance of \$7,397,076.

Year to date Assessment Revenue totals \$941,892 compared to the budgeted \$842,793.

Year to date Total Consolidated Revenue is \$1,712,266 compared to the budgeted \$1,412,020.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$49,284) compared to the budgeted decrease of (\$232,435), Consolidated Net Income **year to date** prior to adjustments for depreciation is \$173,508 compared to the budgeted of (\$56,315). Year to date reserve funding is \$258,544 compared to a budget of \$217,050. The variance is reserve interest income.

C. 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:

Date	Parcel Number	Assessments Due	Total Amount Due
2/17/26	627-132-08	\$5,670	\$6,178

D. DELINQUENCY STATISTICS

Delinquency Statistics for the Open Session Minutes:

- There are no (0) past homeowner assessment delinquencies.
- One hundred twenty-four (124) current owner past due delinquencies total \$107,182 in assessments and \$2,142 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 3.9% of the annual assessment budget.

End of Consent Calendar

V. NEW BUSINESS

A. CONSIDERATION OF REVISION TO COMMITTEE SERVICE CRITERIA AND COMMUNITY LEADER CODE OF CONDUCT

Proposed Resolution: To approve revised Committee Service Criteria standards and Community Leader Code of Conduct effective for future appointments.

B. CONSIDERATION OF APPOINTMENT OF NOMINATING COMMITTEE

Proposed Action: To appoint two or more Members of the Association and one Board Member to serve on the Nominating Committee for the 2026 election.

C. CONSIDERATION OF APPOINTMENT OF SECURITY COMMITTEE MEMBER

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Member Charlotte Wurth to serve as Member of the Security Committee through July 31, 2026, subject to complying with the Committee Member Criteria standards as revised February 17, 2026 and signing the Community Leader Code of Conduct.

D. CONSIDERATION OF APPROVAL TO DISTRIBUTE TO HOMEOWNERS FOR COMMENT THE EQUESTRIAN HANDBOOK WITH PROPOSED UPDATED POLICIES AND PROCEDURES

Proposed Resolution: To approve distributing to homeowners the proposed Equestrian Handbook with updated policies and procedures for membership comment prior to adoption April 21, 2026.

VI. REPORTS

- Architectural Review Committee Meetings / Wine & Design
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Executive Session Meeting 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 MARCH 17, 2026 AT 7:30 P.M.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, FEBRUARY 17, 2026 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF JANUARY 20, 2026 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION FEBRUARY 2026 LEGAL REPORT**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. NOTICE OF TERMINATION OF DISH SUBTENANT CELL TOWER LEASE**
 - B. CONSIDERATION OF PROPOSED CROWN CASTLE CELL TOWER LEASE AREA MODIFICATIONS**
 - C. CONSIDERATION OF APPROVAL OF LANDSCAPE CONTRACT RENEWAL**
 - D. CONSIDERATION OF MOULTON PARK DRAIN INSTALL**
 - E. CONSIDERATION OF APPROVAL TO RESTORE CHAIRS FOR THE WATERING HOLE**
 - F. CONSIDERATION OF APPROVAL OF POOL LIFEGUARD SERVICES**
- V. COLLECTIONS / DELINQUENCIES**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
 - B. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE ON PARCEL 627-132-08**
- VI. REVIEW OF VIOLATION REPORT**
- VII. RECEIVE AND FILE CORRESPONDENCE**
- VIII. NEXT MEETING – MARCH 17, 2026**
- IX. ADJOURNMENT**