



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

OPEN SESSION AGENDA

TUESDAY, SEPTEMBER 15, 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 August 18, 2026.

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

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

The Consolidated Balance Sheet reflects \$4,669,147 in reserve funds, \$3,031,636 in operating funds, \$8,400 in Petty Cash, and \$823,839 in Stall, Trail and Architectural Deposits for a total cash balance of \$8,533,022.

Year to date Assessment Revenue totals \$3,052,796 compared to the budgeted \$3,371,172.

Year to date Total Consolidated Revenue is \$5,396,204 to the budgeted \$5,650,749.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$265,116 compared to the budgeted increase of \$439,107. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$748,402 compared to the budgeted increase of \$425,362. Year to date reserve funding is \$974,287 compared to a budget of \$868,200. 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
9/2/26	0074-02	\$2,165.84
9/2/26	0123-01	\$2,165.84
9/2/26	0335-02	\$2,165.84
9/2/26	0636-03	\$1,920.72
9/2/26	0691-02	\$2,171.49
9/2/26	0960-02	\$2,165.84
9/2/26	0985-03	\$2,165.84

D. DELINQUENCY STATISTICS

- There are no (0) past homeowner assessment delinquencies.
- Seventy-six (76) current owner past due delinquencies total \$87,806 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 2.1% of the annual assessment budget.

End of Consent Calendar

IV. NEW BUSINESS

A. REVIEW OF PONY EXPRESS MAILING LIST

Proposed Action: To consider whether or not to mail Pony Express issues to all recreation center members.

B. CONSIDERATION OF POSSIBLE CEILING FAN INSTALLATION AT THE WATERING HOLE

Proposed Action: To consider whether or not to install ceiling fans in The Watering Hole dining area.

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 OCTOBER 20, 2026 AT 7:30 P.M.

VIII. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, SEPTEMBER 15, 2026 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF AUGUST 18, 2026 AND SEPTEMBER 8, EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
 - A. REVIEW OF THE SEPTEMBER 2026 LEGAL REPORT**
 - B. CONSIDERATION OF LITIGATION DRAFT SETTLEMENT AGREEMENT**
 - C. HOMEOWNER HEARING RE INAPPROPRIATE BEHAVIOR**
 - D. CONSIDERATION OF MEMBER REIMBURSEMENT REQUEST**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF MEMBER FEE WAIVER REQUEST**
 - B. CONSIDERATION OF REPLACING THE IRRIGATION CONTROLLER AT GALLUP PARK**
 - C. WATERING HOLE OPERATIONS DISCUSSION**
 - D. HAYDEN CLARKE SPORT HORSES**
- 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. STAFFING COMPENSATION DISCUSSION**
- X. SET SPECIAL MEETING TO REVIEW MANAGEMENT COMPANY PROPOSALS**
- XI. NEXT MEETING – OCTOBER 20, 2026**
- XII. ADJOURNMENT**