NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, JULY 21, 2026 - 7:30 PM

AT THE ASSOCIATION CLUBHOUSE
25281 EMPTY SADDLE DRIVE

BOARD MEMBERS

Mark Fisk		**Loree Blough**
Josh Nessa		**Holly Permeh**
	Dan Sparks	

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. ELECTION OF OFFICERS

Proposed Action: To elect the five Directors to the following officer positions:

President - Vice-President - Secretary - Co-Treasurer - Co-Treasurer

III. HOMEOWNER FORUM

A. CONSIDERATION OF HOMEOWNER APPEAL – MARC PANA

Proposed Action: To consider the homeowner's appeal requesting to omit the required landscape and return their deposit.

B. CONSIDERATION OF HOMEOWNER APPEAL – JOSE FRANCO

Proposed Action: To consider the homeowner's appeal requesting to omit the required landscape and return their deposit.

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 June 16, 2026 as presented.

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

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

The Consolidated Balance Sheet reflects $4,478,632 in reserve funds, $2,767,705 in operating funds, $8,400 in Petty Cash, and $821,079 in Stall, Trail and Architectural Deposits for a total cash balance of $8,075,816.

Year to date Assessment Revenue totals $2,314,749 compared to the budgeted $2,528,379.

Year to date Total Consolidated Revenue is $4,189,883 compared to the budgeted $4,342,167.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is ($92,651) compared to the budgeted decrease of ($213,981). Consolidated Net Income **year to date** prior to adjustments for depreciation is $495,229 compared to the budgeted increase of $195,366. Year to date reserve funding is $744,914 compared to a budget of $651,150. 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 accounts 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
7/2/26	0793-01	$2,476.09
7/2/26	1294-02	$1,674.98

D. DELINQUENCY STATISTICS

- There are no (0) past homeowner assessment delinquencies.
- Fifty one (51) current owner past due delinquencies total $56,444.79 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 1.7% of the annual assessment budget.

End of Consent Calendar

V. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Architectural Review Committee from August 1, 2025, through July 31, 2026, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Michael Boureston - Member
Dave Robbins – Member
Lauri Delson – Member

B. CONSIDERATION OF APPOINTMENT OF EMERGENCY PREPAREDNESS COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Emergency Preparedness Committee from July 1, 2026, through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Deirdre Spalding
Dennis Blough
John Park
Chantal Wulf
Julia Schotes

C. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Equestrian Committee from July 1, 2026, through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Jan Curtis
Dolores Caringella
Jessica DiConstanza
Marti Andrews
Joanna Schielein

D. CONSIDERATION OF APPOINTMENT OF EVENTS COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Events Committee from July 1, 2026 through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

Loree Blough
Michele Sparks
Shannon Van de Poel

E. CONSIDERATION OF APPOINTMENT OF HISTORICAL SOCIETY MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Nellie Gail Ranch Historical Society from July 1, 2026, through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Susie Caskey
Shannon Van de Poel
Chantal Wulf
Loree Blough
Patricia Thee

F. CONSIDERATION OF APPOINTMENT OF LANDSCAPE COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Landscape Committee from July 1, 2026, through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Sanjay Mathur (Chair)
Sheryle Ulyate
Liana Augustini
Pamela Fraser

G. CONSIDERATION OF APPOINTMENT OF SECURITY COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Security Committee from July 1, 2026, through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.

Ed Fuller
Norm Dangelo
Stephen Blythe
Jawad Nesheiwat
Chantal Wulf
Charlottee Wurth
Richard Khoshaba

H. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBERS

Proposed Resolution: To approve the appointment of Nellie Gail Ranch Members to serve as Members of the Trails & Safety Committee from July 1, 2026 through June 30, 2027, subject to each member complying with the Committee Member Criteria standards adopted October 19, 2021, and signing the Community Leader Code of Conduct.:

Diane Zembal (Co-Chair)
Linda Mudd
Dolores Caringella
Tina Frey
Kendall Childs
Polly Bocchino
Robin Trent (New Appointment)

I. CONSIDERATION OF APPROVAL OF LARGE-SCALE AERIAL COMMUNITY PHOTOGRAPH & PRINTING

Proposed Resolution: To approve the proposal from Altus Image (Option B) in the amount of $3,900, plus printing and mounting costs, for the creation of a commemorative large-format aerial image of Nellie Gail Ranch and authorize management to execute the agreement.

J. CONSIDERATION OF 2026-27 FISCAL YEAR DRAFT BUDGET

Proposed Action: To review the 2026-27 draft budgets and consider approval or direct revisions for resubmittal.

K. CONSIDERATION OF DRAFT 2026-27 RESERVE STUDIES AND DIRECTION FOR REVISIONS

Proposed Action: To review the draft 2026-27 Reserve Studies and recommended funding and consider approval or direct revisions.

L. **CONSIDERATION OF REVISION TO APPROVED PIZZA OVEN HOURS AT THE WATERING HOLE**

Proposed Action: To consider hours the concessionaire is approved to operate the pizza oven.

VI. REPORTS

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

VII. RECEIVE AND FILE CORRESPONDENCE

VIII. SCHEDULE SPECIAL BUDGET REVIEW MEETING (DATE TBD)

IX. NEXT REGULAR BOARD MEETING AUGUST 18, 2026 AT 7:30 P.M.

X. ADJOURNMENT

NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

EXECUTIVE SESSION AGENDA

TUESDAY, JULY 21, 2026 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

I. CALL TO ORDER

II. CONSIDERATION OF APPROVAL OF EXECUTIVE SESSION MINUTES

- **A. EXECUTIVE SESSION MINUTES – MAY 19, 2026**

III. EXECUTIVE SESSION LEGAL

- **A. REVIEW OF THE JUNE 2026 LEGAL REPORT**
- **B. FLOCK CAMERA LEGAL REPORT**

IV. EXECUTIVE SESSION ACTION ITEMS

- **A. CONSIDERATION OF EQUESTRIAN CENTER INSTRUCTOR AGREEMENT APPLICATION**
- B. **CONSIDERATION OF APPROVAL OF SERVICE AGREEMENT RENEWAL WITH EVOLUTION SWIM ACADEMY FOR USE OF SWIM FACILITIES AND HIDDEN TRAIL PARK**
- **C. CONSIDERATION OF APPROVAL OF NEWMAN AND ASSOCIATES, INC. AGREEMENT FOR AUDIT AND TAX PREPARATION SERVICES**
- **D. CONSIDERATION OF APPROVAL OF RENEWAL OF SERVICE AGREEMENT WITH SEA STALLION SCUBA FOR USE OF SWIM FACILITIES**
- **E. CONSIDERATION OF APPROVAL OF RENEWAL OF SERVICE AGREEMENT WITH SWIM VELOCITY AND TRILAVIE FOR USE OF SWIM FACILITIES**
- **F. CONSIDERATION OF INSTALLING DRAIN INLET & LINE AT MOULTON PARK**

G. **CONSIDERATION OF APPROVAL OF DRAINAGE PROPOSAL FOR GALLUP PARK ARENA**

H. **CONSIDERATION OF APPROVAL TO REPLACE DAPPLE GREY PARK (BASKETBALL) FENCING**

I. **CONSIDERATION OF APPROVAL TO REPLACE MOULTON PARK FENCING**

J. **CONSIDERATION OF INSTALLING NEW LANDSCAPE AT SAND VOLLEYBALL**

K. **CONSIDERATION OF APPROVAL OF PICKLEBALL COURT RESURFACING PROJECT**

L. **CONSIDERATION OF APPROVAL TO REPLACE TEN (10) GATES ON THE TENNIS COURTS**

M. **CONSIDERATION OF REPLACEMENT OF UPPER ARENA FOOTING**

N. **CONSIDERATION OF RECEPTION CHECK-IN PROCEDURES**

O. **WATERING HOLE OPERATIONS DISCUSSION AND APP DEVELOPMENT**

V. **REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**

VI. **VIOLATION REPORT**

VII. **DIRECTOR'S / MANAGEMENT COMMENTS**

VIII. **RECEIVE AND FILE MANAGEMENT COMPANY PROPOSALS**

IX. **NEXT MEETING – AUGUST 18, 2026**

X. **ADJOURNMENT**