NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, AUGUST 18, 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. HOMEOWNER FORUM

III. CONSENT CALENDAR

Proposed Consent Calendar Resolution: To approve Consent Calendar resolutions for agenda items III-A through III-C.

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated July 21, 2026 as presented.

B. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2026 FINANCIAL STATEMENTS

To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2026 reflecting the following:

The Consolidated Balance Sheet reflects $4,467,765 in reserve funds, $2,766,520 in operating funds, $8,400 in Petty Cash, and $813,214 in Stall, Trail and Architectural Deposits for a total cash balance of $8,055,899.

Year to date Assessment Revenue totals $2,443,863 compared to the budgeted $2,528,379.

Year to date Total Consolidated Revenue is $4,564,898 compared to the budgeted $4,575,978.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is ($1,185) compared to the budgeted decrease of ($193,055). Consolidated Net Income **year to date** prior to adjustments for depreciation is $494,044 compared to the budgeted increase of $2,311. Year to date reserve funding is $753,518 compared to a budget of $651,150. The variance is reserve interest income.

C. DELINQUENCY STATISTICS

- There are no (0) past homeowner assessment delinquencies.
- One hundred and one (101) current owner past due delinquencies total $87,569 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 2.6% of the annual assessment budget.

<u>End of Consent Calendar</u>

IV. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF 2026-27 RESERVE STUDIES

<u>Proposed Resolution</u>: To approve the 2026-27 Reserve Studies and recommended funding for each cost center.

B. CONSIDERATION OF ADOPTION OF REVISED ELECTION RULES

<u>Proposed Action</u>: To adopt following consideration of member comments, the Election Rules effective September 1, 2026 for the 2027 Annual Meeting.

C. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE

POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2026 TO SEPTEMBER 1, 2027

Proposed Resolution: To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of $123,092.65.

D. CONSIDERATION OF APPROVAL OF 2026-27 EQUESTRIAN CENTER FEE SCHEDULE

Proposed Resolution: To adopt the 2026-27 Equestrian Center Fee Schedule effective October 1, 2026.

E. CONSIDERATION OF INSTALLING TREES AT THE CLUB'S ENTRANCE

Proposed Resolution: To approve Quezada Pro Landscape to install two new Crape Myrtle and a Red Bud tree by the entrance into the parking lot of the club house at a cost of $2,765.

F. CONSIDERATION OF APPROVAL FOR LANDSCAPE PLANTING AND LIGHTING AT NGR @ CABOT MONUMENT

Proposed Resolution: To approve Quezada Pro Landscape to install new landscape at both sides of Nellie Gail Rd. and Cabot monument and a cost of $3,946 and Electric Medics to install new lighting at a cost of $1,831.

G. CONSIDERATION OF SECURITY COMMITTEE REQUEST TO PUBLISH CRIME STATS

Proposed Resolution: To determine if crime statistics that are reported by CrimeMapping.com should be published on an ongoing basis in The Pony Express as part of The Security Committee's updates.

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 SEPTEMBER 15, 2026 AT 7:30 P.M.

VIII. ADJOURNMENT

NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

EXECUTIVE SESSION AGENDA

TUESDAY, AUGUST 18, 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 – JULY 21, 2026**
- **B. EXECUTIVE SESSION MINUTES – AUGUST 4, 2026**

III. EXECUTIVE SESSION LEGAL

- **A. REVIEW OF THE AUGUST 2026 LEGAL REPORT**
- **B. CONSIDERATION OF LITIGATION DRAFT SETTLEMENT AGREEMENT**

IV. EXECUTIVE SESSION ACTION ITEMS

- **A. WATERING HOLE OPERATIONS DISCUSSION**
- **B. CONSIDERATION OF REPLACEMENT OF UPPER ARENA FOOTING**
- **C. CONSIDERATION OF APPROVAL OF HOLIDAY LIGHTING CONTRACT**
- **D. CONSIDERATION OF APPROVAL OF ACCESS GATES AT CLUBHOUSE RECEPTION ENTRY**
- **E. CONSIDERATION OF APPROVAL OF CLUBHOUSE ENTRY AND PARKING LOT LIGHTING**
- **F. CONSIDERATION OF APPROVAL OF EQUESTRIAN CENTER CLUBHOUSE DECK REPLACEMENT WITH A COMPOSITE MATERIAL**
- **G. CONSIDERATION OF APPROVAL OF TREE TRIMMING**
- **H. CONSIDERATION OF APPROVAL OF BLUERAY CONTRACT**

I. CONSIDERATION OF APPROVAL OF DP TENNIS CONTRACT

J. REVIEW MANAGEMENT COMPANY PROPOSALS

V. COLLECTIONS / DELINQUENCIES

A. 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 – SET SPECIAL MEETING TO REVIEW

IX. NEXT MEETING – SEPTEMBER 15, 2026

X. ADJOURNMENT