



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

OPEN SESSION AGENDA

**TUESDAY, APRIL 19, 2022
7:30 PM**

**AT THE ASSOCIATION CLUBHOUSE
25202 EMPTY SADDLE DRIVE**

BOARD MEMBERS

**Mark Fisk
President**

**Joyce Taylor
Vice President**

**John Park
Co-Treasurer**

**Loree Blough
Co-Treasurer**

**Paul Holland
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. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of March 15, 2022.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF MARCH 15, 2022 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated March 15, 2022 as presented.

B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2022 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2022, reflecting the following:

The Consolidated Balance Sheet reflects \$3,477,160 in reserve funds, \$1,851,377 in operating funds, \$8,400 in Petty Cash, and \$652,836 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,989,773.

Year to date Assessment Revenue totals \$1,313,146 compared to the budgeted \$1,365,888.

Year to date Total Consolidated Revenue is \$1,999,789 compared to the budgeted \$2,074,692.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$89,348) compared to the budgeted decrease of (\$144,412). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$321,968 compared to the budgeted of \$146,834. Year to date reserve funding is \$245,433 compared to a budget of \$235,504. 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:

04/04/22	0045-01	\$970.80
04/04/22	0678-03	\$970.80
04/04/22	0693-01	\$970.80
04/04/22	0737-01	\$970.80
04/04/22	0887-03	\$970.80
04/04/22	0966-01	\$970.80

Delinquency Statistics for the Open Session Minutes:

- There are three (3) past owner delinquencies with an assessment balance of \$2,407.
- Fifteen (15) current owner past due delinquencies total \$28,607 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.2% of the annual assessment budget.

End of Consent Calendar

V. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE MOBILE PATROL SERVICES

Proposed Action: To consider approval of the ballot measure statement for mobile patrol security.

B. CONSIDERATION OF PICKLEBALL COURT ACOUSTICS

Proposed Action: To review input related to pickleball acoustics to determine what actions may be considered to reduce impact noise.

C. CONSIDERATION OF APPROVAL FOR LANDSCAPE REPLACEMENTS - RAPID FALLS AND CLUBHOUSE

Proposed Resolution: To approve two proposals from Sunset Landscape at a total cost of \$12,450 to replace landscaping along Rapid Falls and at the Association Clubhouse parking lot.

D. CONSIDERATION OF APPROVAL FOR LANDSCAPE PLANTING – EQUESTRIAN CENTER SLOPE

Proposed Resolution: To approve a proposal from Sunset Landscape at a total cost of \$8,307 to plant an Equestrian Center slope from the covered round pen to just past the Middle Pipes.

E. CONSIDERATION OF REQUEST FOR MEMORIAL STONE AT TENNIS CENTER

Proposed Action: To review a request for approval of a memorial stone at the Tennis Center.

VI. REPORTS

- Architectural Review
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Center
- Equestrian Committee Meeting Recaps
- Landscape Committee Meeting Recap
- Sunset Landscape Report
- Solar Energy
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

VII. CORRESPONDENCE

Action Required: To receive and file or provide direction to Management.

VIII. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is May 17, 2022 at 7:30 p.m.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA ACTION ITEMS

TUESDAY, APRIL 19, 2022 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL ITEMS**
 - A. REVIEW OF THE APRIL 2022 LEGAL REPORT**
 - B. REVIEW NOTICE TO VENDOR REGARDING PERFORMANCE CONCERNS**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF SERVICE AGREEMENT RENEWAL WITH EVOLUTION SWIM ACADEMY FOR USE OF SWIM FACILITIES**
 - B. CONSIDERATION OF APPROVAL OF SERVICE AGREEMENT WITH SOUTH OC PONY CLUB**
 - C. CONSIDERATION OF 2022-23 COMPENSATION FOR EQUESTRIAN STAFF**
- V. COLLECTIONS / DELINQUENCIES / VIOLATION REPORT**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
 - B. RECEIVE AND FILE VIOLATION REPORT**
- VI. ADJOURNMENT TO OPEN SESSION**



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

EXECUTIVE SESSION AGENDA ACTION ITEMS

WEDNESDAY, APRIL 20, 2022 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. INTERVIEW OF KITCHEN / BAR MANAGER CANDIDATE**
- III. ADJOURNMENT**