



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

OPEN SESSION AGENDA

**TUESDAY, JANUARY 19, 2021
7:30 PM**

VIA ZOOM CONFERENCE CALL

<https://us02web.zoom.us/j/88508615755?pwd=eUY4MGRwVjdGRUhlM2JwdXJuc0Jadz09>

Dial in #: 669 900 6833
Meeting ID: 885 0861 5755
Passcode: 500232

BOARD MEMBERS

Loree Blough
President

Joyce Taylor
Vice President

John Park
Co-Treasurer

Alex Presley
Co-Treasurer

Mark Fisk
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 (VIA ZOOM CONFERENCE CALL)

III. CONSIDERATION OF HOMEOWNER APPEAL TO REQUEST APPROVAL OF THE NOTICE OF COMPLETION AND RETURN OF DEPOSIT – 26132 RED CORRAL

Proposed Action: To consider the homeowner appeal.

IV. COMMITTEE APPOINTMENTS

A. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Members of the Architectural Review Committee through January 31, 2022.

B. CONSIDERATION OF APPOINTMENT OF EMERGENCY PREPAREDNESS COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct, to serve as Members of the Emergency Preparedness Committee through January 31, 2022.

C. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Members of the Equestrian Committee through January 31, 2022.

D. CONSIDERATION OF APPOINTMENT OF EVENTS COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct, to serve as Members of the Events Committee through January 31, 2022.

E. CONSIDERATION OF APPOINTMENT OF LANDSCAPE COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of the following Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Members of the Landscape Committee through January 31, 2022.

F. CONSIDERATION OF APPOINTMENT OF SECURITY COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Members of the Security Committee through January 31, 2022.

G. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of Nellie Gail Ranch Members, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Members of the Trails & Safety Committee through January 31, 2022.

V. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of November 17, 2020 and Executive Session mediation meeting of December 18, 2020.

VI. CONSENT CALENDAR

Proposed Consent Calendar Resolution: To approve Consent Calendar resolutions for agenda items VI-A through VI-G.

A. CONSIDERATION OF APPROVAL OF NOVEMBER 17, 2020 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated November 17, 2020 as presented. *(All Directors were in attendance)*

B. CONSIDERATION OF APPROVAL OF THE OCTOBER 31, 2020 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated October 31, 2020, reflecting the following:

The Consolidated Balance Sheet reflects \$3,098,963 in reserve funds, \$2,056,036 in operating funds, \$8,400 in Petty Cash, and \$523,947 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,687,346.

Year to date Assessment Revenue totals \$737,984 compared to the budgeted \$662,697.

Year to date Total Consolidated Revenue is \$872,572 to the budgeted \$799,572.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$506,894 compared to the budgeted increase of \$367,472. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$506,894 compared to the budgeted increase of \$367,472. Year to date reserve funding is \$115,739 compared to a budget of \$114,900. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL OF THE NOVEMBER 30, 2020 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2020, reflecting the following:

The Consolidated Balance Sheet reflects \$3,215,776 in reserve funds, \$1,939,656 in operating funds, \$8,400 in Petty Cash, and \$519,496 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,683,328.

Year to date Assessment Revenue totals \$835,545 compared to the budgeted \$662,697. The variance is advance annual payments by homeowners.

Year to date Total Consolidated Revenue is \$1,108,758 to the budgeted \$936,447. The variance is advance annual payments by homeowners

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$10,688 compared to the budgeted decrease of \$151,513. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$517,582 compared to the budgeted increase of \$215,959. Year to date reserve funding is \$116,600 compared to a budget of \$114,900. The variance is reserve interest income.

D. 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
1/5/21	0157-02	\$908.00
1/5/21	0377-01	\$908.00
1/5/21	0634-02	\$908.00
1/5/21	0640-02	\$1,139.00
1/5/21	1069-02	\$782.00
1/5/21	1084-01	\$908.00
1/5/21	1086-01	\$908.00
1/5/21	1093-01	\$908.00
1/5/21	1324-01	\$908.00

Delinquency Statistics for the Open Session Minutes:

- Three (3) past owner delinquencies total \$75 in assessments and no assessment judgments.
- Fourteen (14) current owner past due delinquencies total \$30,743 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on nine (9) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.16% of the annual assessment budget.

E. CONSIDERATION OF APPROVAL OF 2019-20 YEAR END AUDIT AND MAILING

Proposed Resolution: To approve the September 30, 2020 year-end annual audited financial statements for distribution to the Membership,

and,

To approve mailing through Innovative Printing Solutions at an amount not to exceed \$2,600, plus additional postage estimated at \$550, to print and mail the Annual Audit and associated documents on CD ROM to the membership by January 31, 2021.

F. CONSIDERATION OF APPROVAL OF 2019 TAX RETURNS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

Proposed Resolution: To approve the 2019 tax returns for the fiscal year ended September 30, 2020.

G. CONSIDERATION OF SCHEDULING THE 2021 ANNUAL MEETING OF THE MEMBERSHIP / BOARD OF DIRECTORS ELECTION

Proposed Resolution: To approve Wednesday, June 2, 2021 at 6:30 p.m. as the date and time of the Annual Meeting of the Membership / Board of Directors Election and tentatively, Wednesday, June 9, 2021, at 6:30 p.m. as the Reconvened Meeting date and time.

End of Consent Calendar

VII. OLD BUSINESS (NONE)

VIII. NEW BUSINESS

A. CONSIDERATION OF BAR / KITCHEN DESIGN - PERMITTING - BIDDING – BEVERAGE SELECTION AND FUTURE PURCHASE

Proposed Action: Review status of the bar / kitchen permitting and bidding for consideration of buildout, beverage selection and future purchase authorization.

B. CONSIDERATION OF WINE, BEER AND SHOT GLASS SALES VIA WEBSITE OR DIRECT PURCHASE

Proposed Action: To review and approve pricing and timing to commence sales of wine, beer and shot glasses via direct sales or the website.

C. CONSIDER FUTURE OPPORTUNITIES TO SOLICIT SPONSORSHIPS AND REVIEW OF EXISTING SPONSORSHIP GUIDELINES

Proposed Action: To consider opportunities to solicit sponsorships, determine possible benefits and consider if revisions are desired to the existing sponsorship guidelines.

IX. REPORTS

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

X. CORRESPONDENCE

Action Required: To receive and file

XI. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is February 16, 2021 at 7:30 p.m.

XII. ADJOURNMENT