



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

**OPEN SESSION AGENDA**

**TUESDAY, MARCH 16, 2021  
7:30 PM**

**VIA ZOOM CONFERENCE CALL**

Zoom Meeting Link:

<https://us02web.zoom.us/j/86940074952?pwd=Q1NsMU9HUHE3aTdYSTM2L3RweVVLZz09>

Dial in#: 669 900 6833  
Meeting ID: 869 4007 4952  
Passcode: 443946

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**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**

**Proposed Action:** To consider the homeowner appeal.

**IV. EXECUTIVE SESSION REPORT**

Report on Executive Session Meeting of February 16, 2021 and Settlement Mediation Recap March 3, 2021.

**V. CONSENT CALENDAR**

**Proposed Consent Calendar Resolution:** To approve Consent Calendar resolutions for agenda items V-A through V-H.

**A. CONSIDERATION OF APPROVAL OF JANUARY 19, 2021 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated January 19, 2021 as presented. *(All Directors were in attendance)*

**B. CONSIDERATION OF APPROVAL OF FEBRUARY 16, 2021 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated February 16, 2021 as presented. *(All Directors were in attendance)*

**C. CONSIDERATION OF APPROVAL OF THE JANUARY 30, 2021 FINANCIAL STATEMENTS**

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

The Consolidated Balance Sheet reflects \$3,296,914 in reserve funds, \$1,955,294 in operating funds, \$8,400 in Petty Cash, and \$528,982 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,789,589.

Year to date Assessment Revenue totals \$1,378,311 compared to the budgeted \$1,325,394.

Year to date Total Consolidated Revenue is \$1,935,171 compared to the budgeted \$1,873,092.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$115,860 compared to the budgeted increase of \$393,751.

Consolidated Net Income **year to date** prior to adjustments for depreciation is \$533,459 compared to the budgeted of \$362,223. Year to date reserve funding is \$233,182 compared to a budget of \$229,800. The variance is reserve interest income.

**D. REPORT ON MEMBER DELINQUENCIES**

- There are no past owner delinquencies.
- Twenty-three (23) current owner past due delinquencies total \$41,910 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 1.6% of the annual assessment budget.

**E. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBER**

**Proposed Resolution:** To approve appointment of Jim Berens, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Member of the Equestrian Committee through January 31, 2022.

**F. CONSIDERATION OF REPLACEMENT OF LOWER ARENA FOOTING**

**Proposed Action:** To approve replacement of the Lower Arena sand footing at a cost not to exceed \$8,500 for new sand and disposal of old.

**G. CONSIDERATION OF APPROVAL TO REALLOCATE A BUDGET LINE ITEM**

**Proposed Resolution:** To eliminate the \$1,027 monthly Operating Contingency transfer from Association GL 19132T to Tennis GL NT14305 retroactive to February 2021. The budget amount of \$1,027 per month will be reallocated to the Association Operating Contingency GL 19132.

**H. CONSIDERATION OF PLACEMENT OF AD IN THE GAME PROGRAM FOR THE ORANGE COUNTY PROFESSIONAL FIREFIGHTERS ASSOCIATION SEVENTH ANNUAL FIRST RESPONDERS CUP SOFTBALL GAME**

**Proposed Resolution:** To approve placement of an Ad in the game program for the Seventh Annual Orange County Professional Firefighters Association First Responders Cup Softball Game at a cost of \$650.

**End of Consent Calendar**

**VI. OLD BUSINESS (NONE)**

**VII. NEW BUSINESS**

**A. CONSIDERATION OF TRAILS & SAFETY COMMITTEE INPUT REGARDING EQUESTRIAN EASEMENT PLANTING**

**Proposed Action:** To consider Trails & Safety Committee Input and decide if the matter will be forwarded for further reviewed by the Landscape Committee and Architectural Review Committee.

**B. CONSIDERATION OF APPROVAL OF JUNE 2021 BALLOT MEASURE FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE 24-HOUR MOBILE PATROL SERVICES**

**Proposed Action:** To consider approval of a ballot measure to be voted on by the membership June 2, 2021 confirming a preference to continue or discontinue the 24-Hour Mobile Patrol Service.

**C. CONSIDERATION OF RECOMMENDATION FROM THE SECURITY COMMITTEE TO ENTER INTO AN AGREEMENT FOR CAMERAS AT ENTRIES**

**Proposed Action:** To consider the Safety Committee recommendation to purchase vehicle and license plate recognition cameras at entries and to consider whether this item and expense should be considered as an additional ballot measure item at the June 2, 2021 Annual Meeting.

**D. CONSIDERATION OF APPROVAL OF TENNIS AND SWIM CENTER HOURS AND FACILITY USE GUIDELINES**

**Proposed Resolution:** To approve returning Tennis and Swim Center operational hours to 6:00 am - 10:00 pm Monday through Friday and 6:00 am to dusk Saturday and Sunday;

and

To allow use of the Tennis and Swim Center restroom showers and Spa subject to appropriate physical distancing and other county and state guidance.

and

To open the Clubhouse interior to Member use subject to appropriate physical distancing and other county and state guidance.

**E. CONSIDERATION OF APPROVAL OF SUMMER CONCERT SERIES SCHEDULE**

**Proposed Resolution:** To approve the recommended summer concert series schedule with Mark Wood Entertainment beginning Friday, July 16, 2021 and

concluding Friday, September 24, 2021.

**F. CONSIDERATION OF POOL USE HOURS BY SWIM PROGRAMMING SERVICE PROVIDER**

**Proposed Resolution:** To approve pool use hours and summer camp use of Hidden Trail Park consistent with last year's agreement to be incorporated into the Evolution Swim Academy renewal agreement.

**G. CONSIDERATION OF APPROVAL OF REVISED PLANS FOR KITCHEN RESUBMITTAL TO COUNTY FOR PERMITTING**

**Proposed Action:** To review the revisions to the kitchen / bar floor layout plan and plan check responses and approve for resubmittal to the County.

**H. CONSIDERATION OF APPROVAL OF THREE (3) PLANTING AREAS**

**Proposed Resolution:** To approve a recommendation from the Landscape Committee to approve proposals in the amount of \$9,653.50 from Sunset Landscape to plant throughout the community.

**I. CONSIDERATION OF WORKERS' COMPENSATION INSURANCE RENEWAL FOR APRIL 1, 2021 THROUGH APRIL 1, 2022**

**Proposed Resolution:** To approve renewal of the Workers' Compensation Insurance Policy through State Compensation Insurance Fund via broker Unique Risk. Funds are to be paid from Association G/L N17203 Workman's Comp, Equestrian Center G/L NE17203 Workman's Comp, Swim Center NS 17203 Workman's Comp and Tennis Center NT17203 Workman's Comp.

**VIII. REPORTS**

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness
- Equestrian Center
- Landscape – Sunset
- Security Committee
- Solar Energy
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area
- **Traffic Commission City of Laguna Hills March 17, 2021**
- **Radar Trailer Calendar**

**IX. CORRESPONDENCE**

**Action Required:** To receive and file.

**X. NEXT MEETING**

The next regularly scheduled Open Session Board of Directors meeting is April 20, 2021 at 7:30 p.m.

**XI. ADJOURNMENT**