



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

**OPEN SESSION AGENDA**

**TUESDAY, MAY 18, 2021  
7:30 PM**

**VIA ZOOM CONFERENCE CALL**

<https://us02web.zoom.us/j/84434112833?pwd=a2paUEtmeEVJaTdHeW8vL3YyRzk0Zz09>

Meeting ID: 844 3411 2833

Passcode: 896176

Dial In # 669 900 6833

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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. HOMEOWNER APPEAL**

**A. CONSIDERATION OF HOMEOWNER APPEAL TO REQUEST RESCINDING CONDITION OF APPROVAL – 27575 FARGO ROAD**

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

**IV. EXECUTIVE SESSION REPORT**

Report on Executive Session Meetings of April 20, 2021 and May 10, 2021

**V. CONSENT CALENDAR**

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

**A. CONSIDERATION OF APPROVAL OF APRIL 20, 2021 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated April 20, 2021 as presented. *(All Directors Attended)*

**B. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2021 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated March 31, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,115,436 in reserve funds, \$1,991,499 in operating funds, \$8,900 in Petty Cash, and \$551,063 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,666,898.

Year to date Assessment Revenue totals \$1,625,146 compared to the budgeted \$1,325,394.

Year to date Total Consolidated Revenue is \$2,491,790 compared to the budgeted \$2,147,030.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$29,041 compared to the budgeted decrease of (\$177,897). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$433,551 compared to the budgeted of \$8,874. Year to date reserve funding is \$247,112 compared to a budget of \$229,800. The variance is reserve interest income.

**C. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE**

**Proposed Resolution:** Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association’s collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the properties mentioned below:

<b>Parcel Number</b>
636-122-05
627-432-02
627-172-14

Delinquency Statistics for the Open Session Minutes:

- There is (1) one past owner delinquency with a balance of \$471.
- Seventeen (17) current owner past due delinquencies total \$32,224 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**

**VI. OLD BUSINESS (None)**

**VII. NEW BUSINESS**

**A. CONSIDERATION OF APPROVAL OF REPAIRING OR REPLACING ASSOCIATION WORK TRUCK**

**Proposed Action:** To approve the repair or replacement of the Association’s 2003 Nissan Frontier work truck. And, if replacement is the selected option, to assign a Director to authorize the final vehicle selected for purchase.

**VIII. REPORTS**

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness
- Equestrian Center
- Landscape – Sunset

- Solar Energy
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

**IX. CORRESPONDENCE**

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

**X. NEXT MEETING**

The next regularly scheduled Open Session Board of Directors meeting is June 15, 2021 at 7:30 p.m.

**XI. ADJOURNMENT**