



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

**OPEN SESSION AGENDA**

**TUESDAY, MAY 19, 2020  
7:30 PM  
VIA ZOOM CONFERENCE CALL**

**BOARD MEMBERS**

**Mark Fisk  
President**

**Loree Blough  
Vice President**

**Joyce Taylor  
Co-Treasurer**

**Alex Presley  
Co-Treasurer**

**John Park  
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. If you wish to speak on an item contained in the agenda, please sign on the Sign-in/Speaker Request sheet identifying the item(s) and your name will be called during the Homeowner Forum period at the beginning of the meeting. 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 – 27602 HIDDEN TRAIL**

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

**IV. EXECUTIVE SESSION REPORT**

- Report on Executive Session Meetings of April 21, 2020, April 22, 2020, May 1, 2020 and May 7, 2020.

**V. CONSENT CALENDAR**

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

**A. CONSIDERATION OF APPROVAL OF APRIL 21, 2020 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated April 21, 2020 as presented.

**B. CONSIDERATION OF APPROVAL OF MAY 11, 2020 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated May 11, 2020 as presented.

**C. CONSIDERATION OF APPROVAL OF THE FEBRUARY 29, 2020 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 29, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,534,732 in reserve funds, \$1,673,599 in operating funds, \$8,400 in Petty Cash, and \$470,102 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,686,833.

Year to date Assessment Revenue totals \$1,370,639 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,044,598 compared to the budgeted \$1,893,313.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$213,843) compared to the budgeted decrease of (\$166,564). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$294,578 compared to the budgeted of \$120,185. Year to date reserve funding is \$298,946 compared to a budget of \$219,300. The variance is reserve interest income plus an accounting adjustment for a prefunded April quarterly amount. This will be reversed in the March financials and then correctly allocated to April keeping each line item per budget.

#### **D. CONSIDERATION OF APPROVAL OF THE MARCH 31, 2020 FINANCIAL STATEMENTS**

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

The Consolidated Balance Sheet reflects \$3,535,326 in reserve funds, \$1,418,342 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,444,500.

Year to date Assessment Revenue totals \$1,453,610 compared to the budgeted \$1,229,718.

Year to date Total Consolidated Revenue is \$2,244,627 compared to the budgeted \$2,026,149.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$114,514) compared to the budgeted decrease of (\$153,914). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$226,864 compared to the budgeted of (\$33,729). Year to date reserve funding is \$252,739 compared to a budget of \$219,300. The variance is reserve interest income.

#### **E. SUPPLEMENTARY DELINQUENCY STATISTICS**

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$6,261 in assessments and \$646 in assessment judgments.
- Forty four (44) current owner past due delinquencies total \$48,638 in assessments and \$5,557 in assessment judgements.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.

- Total accumulated outstanding assessments total 2.0% of the annual assessment budget.

## **End of Consent Calendar**

### **VI. OLD BUSINESS**

#### **A. CONSIDERATION OF APPROVAL FOR TREE PLANTING AT MONUMENT PARK**

**Proposed Resolution:** To approve the Landscape Committee recommendation to plant two (2) California Pepper trees behind the monument at Monument Park to replace the Sycamore removed by SDG&E. Trees to be purchased from Sunset Landscape in the total amount of \$660. Funds to be paid from Reserve Account G/L 23034 Tree Replacement Reserve.

#### **B. CONSIDERATION OF ASSOCIATION CLUBHOUSE MONUMENT REPLACEMENT**

**Proposed Action:** To consider assigning the Landscape Committee the task of developing, subject to the Board's approval, a replacement recommendation for the existing entry monument for the clubhouse and adjacent amenities.

#### **C. CONSIDERATION OF CLUBHOUSE KITCHEN FURNISHINGS**

**Proposed Action:** Review and discuss and provide direction.

### **VII. NEW BUSINESS**

#### **A. CONSIDERATION OF APPROVAL OF MESSAGING FOR EQUESTRIAN CENTER OPERATIONS**

**Proposed Action:** To approve the proposed messaging related to Equestrian Center Operations and the updated Liability Waiver and Release.

#### **B. CONSIDERATION OF FURTHER PHASED OPENING OF THE SWIM CENTER FOR SWIM TEAM, TRAINING USE AND SUMMER SPORTS CAMP PROGRAM**

**Proposed Action:** To consider further phased opening of the Swim Center to authorize swim team, swim training and to review Summer Sports Camp program presented by Evolution Swim.

**C. CONSIDERATION OF FURTHER PHASED OPENING OF THE TENNIS CENTER FOR MODIFIED TENNIS CAMP PROGRAMMING**

**Proposed Action:** To consider potential future timing and procedures for further phased opening of the Tennis Center to authorize modified Tennis Camp programming.

**D. CONSIDERATION OF RECOMMENDATIONS FROM THE EQUESTRIAN COMMITTEE**

**Proposed Action:** To consider recommendations submitted by the Equestrian Committee related to private boarding facilities and their boarders.

**VIII. REPORTS**

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

**IX. CORRESPONDENCE**

**Action Required:** To receive and file

**X. NEXT MEETING**

The next Open Session Board of Directors meeting is June 16, 2020 at 7:30 p.m.

**XI. ADJOURNMENT**