



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

OPEN SESSION AGENDA

**TUESDAY, JULY 20, 2021
7:30 PM**

IN PERSON AND VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/88689769790?pwd=SExEVnI3OXhDeHI5RVQyWHFrUUtaZz09>

Dial in #: 669 900 6833
Meeting ID: 886 8976 9790
Passcode: 202326

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. BOARD VACANCY / APPOINTMENT & COMMITTEE APPOINTMENTS

A. CONFIRMATION OF VACANCY ON THE BOARD DUE TO SALE OF HOME

Proposed Resolution: To acknowledge Alex Presley and her contribution to the community through her dedicated service as a member of the Board of Directors June 2017 through June 2021. As she has recently closed escrow on her home and transferred title, there is now a vacancy on the Board of Directors.

B. CONSIDERATION OF APPOINTMENT TO FILL VACANCY ON THE BOARD OF DIRECTORS

Proposed Resolution: To appoint Paul Holland as a Member of the Board of Directors for the remainder of the vacated term through June 2023. Paul Holland will be appointed to the officer position of Secretary.

C. ACCEPTANCE OF COMMITTEE MEMBER RESIGNATION

Proposed Resolution: To accept the resignation of Pamela Fraser from the Trails & Safety Committee and to express appreciation for her three years of volunteer service.

D. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Ed Leard, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as a Member of the Trails & Safety Committee through January 31, 2022.

E. CONSIDERATION OF PLAYGROUND SUB COMMITTEE APPOINTMENT

Proposed Action: To review applicants and appoint volunteer residents to be on the Playground Sub Committee to assist in the evaluation and selection of new playground equipment at Hidden Trail Park.

III. HOMEOWNER FORUM

IV. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of June 15, 201

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 JUNE 15, 2021 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated June 15, 2021 as presented.

B. CONSIDERATION OF APPROVAL OF THE MAY 31, 2021 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,118,805 in reserve funds, \$1,944,111 in operating funds, \$8,400 in Petty Cash, and \$593,161 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,664,476.

Year to date Assessment Revenue totals \$2,007,245 compared to the budgeted \$1,988,091.

Year to date Total Consolidated Revenue is \$3,159,053 to the budgeted \$3,083,477.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$97,886) compared to the budgeted decrease of (\$153,763). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$437,745 compared to the budgeted increase of \$224,278. Year to date reserve funding is \$365,380 compared to a budget of \$344,700. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL OF DELINQUENCY POLICY FOR MAILING WITH THE 2021-22 BUDGET AND \$20 ASSESSMENT CREDIT FOR FULL ANNUAL ASSESSMENT PAYMENT BY OCTOBER 31, 2021

Proposed Resolution: To adopt the Delinquency Policy effective October 1, 2021 for mailing to the membership with the 2021-22 Budget and associated disclosures.

and,

To approve an assessment credit of \$20 for homeowners who pay the full years assessment by the firm no exception deadline of October 31, 2021.

End of Consent Calendar

VI. ASSOCIATION BUSINESS

A. CONSIDERATION OF APPROVAL OF EQUESTRIAN EASEMENT PLANTING GUIDELINES

Proposed Action: To consider homeowner comments regarding the proposed guidelines and make a decision regarding approval or revision of the proposed Equestrian Easement Planting Guidelines.

B. CONSIDERATION OF APPROVAL OF 2021-22 RESERVE STUDIES

Proposed Resolution: To approve the draft 2021-22 Reserve Studies and recommended funding subject to revising final assumptions as may be approved at the meeting.

C. CONSIDERATION OF 2021-22 FISCAL YEAR DRAFT BUDGET AND ASSUMPTIONS

Proposed Action: To review the draft budget worksheets for the 2021-22 draft budgets. Actuals for prior year budget comparisons are provided. The Board may direct Management to revise, implement or research preferred funding assumptions.

The Board may also consider a separate working session to focus on the budget and reserve study.

VII. REPORTS

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

VIII. CORRESPONDENCE

Action Required: To receive and file.

IX. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is August 17, 2021 at 7:30 p.m.

X. ADJOURNMENT