



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

OPEN SESSION AGENDA

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

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/82194659464?pwd=cDFPQWRVLE0J4bk1SWkhqcmZld1UrQT09>

Dial in #: 669-900-6833
Meeting ID: 821 9465 9464
Passcode: 299525

BOARD MEMBERS

Mark Fisk
President

Joyce Taylor
Vice President

John Park
Co-Treasurer

Loree Blough
Co-Treasurer

Paul Holland
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. COMMITTEE APPOINTMENTS

A. ACKNOWLEDGEMENT OF RESIGNATION OF ARC COMMITTEE MEMBER

Proposed Resolution: To accept the resignation of Stephen Davis from the Architectural Review Committee and acknowledge his contribution to the community through his dedicated service as a member of the Committee.

B. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBER

Proposed Resolution: To approve appointment of David Robbins, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as a Member of the Architectural Review Committee through January 31, 2022.

III. HOMEOWNER FORUM

IV. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of September 21, 2021

V. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF SEPTEMBER 21, 2021 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated September 21, 2021 as presented.

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

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

The Consolidated Balance Sheet reflects \$3,119,455 in reserve funds, \$2,024,642 in operating funds, \$8,400 in Petty Cash, and \$650,838 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,803,335.

Year to date Assessment Revenue totals \$2,561,683 compared to the budgeted \$2,650,788.

Year to date Total Consolidated Revenue is \$4,184,376 to the budgeted \$4,158,863.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$75,147) compared to the budgeted decrease of (\$217,410). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$457,672 compared to the budgeted increase of \$150,841. Year to date reserve funding is \$481,056 compared to a budget of \$459,600. The variance is reserve interest income.

C. 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 #	Total Amount Due
10/6/21	0157-02	\$942
10/6/21	0640-02	\$1,569
10/6/21	1140-01	\$976
10/6/21	1195-04	\$942
10/6/21	1251-02	\$942

D. DELINQUENCY STATISTICS REPORT

- There is (1) one past owner delinquency with a balance of \$471.
- Fifty-one (51) current owner past due delinquencies total \$49,966 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 1.9% of the annual assessment budget.

End of Consent Calendar

VI. ASSOCIATION BUSINESS

A. CONSIDERATION OF APPROVAL TO PLANT FOUR (4) TREES ON THE SLOPE ABOVE THE RECREATION CENTER POOL

Proposed Resolution: To approve Sunset Landscape to install four (4) trees and bubblers on the slope above the pool area for \$880, funds to be paid from Reserve

Account G/L 23034 Tree Replacement Reserve.

B. CONSIDERATION OF APPROVAL OF WINTER WONDERLAND OR SANTA'S WORKSHOP EVENT

Proposed Action: Review alternative event programming and approve as preferred.

C. CONSIDERATION OF REQUEST FOR PICKLEBALL GUEST FEE REDUCTION

Proposed Action: To consider a request to reduce the pickleball guest fee from \$20 to \$10.

D. CONSIDERATION OF APPROVAL TO ADD (4) PET WASTE TRASH CONTAINERS AT TRAIL HEADS

Proposed Action: To consider the Trails & Safety Committee recommendation to approve a total amount of \$4,242.61 to be paid from Capital Improvements GL 18809 for the purchase of (4) new concrete trash containers from Wausau Tile in the amount of \$3,077.83 and (4) doggie bag dispensers with bags from Doggie Walk Bags Inc. in the amount of \$1,164.78.

E. CONSIDERATION OF PURCHASE OF COUCHES FOR EQUESTRIAN CENTER CLUBHOUSE

Proposed Action: To consider approval of the Equestrian Committee request to purchase two leather couches from Costco for the Equestrian Center Clubhouse at a total cost of \$2,479 funds to be paid from Equestrian Center Clubhouse Reserve GL NE23041.

F. CONSIDERATION OF COMMITTEE MEMBER CRITERIA

Proposed Resolution: To approve Committee Member Criteria for distribution to current and future Committee Members.

G. CONSIDERATION OF BAR NAME

Proposed Action: To consider naming of the bar.

VII. REPORTS

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

- Solar Energy
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area
- Trails & Safety Committee

VIII. CORRESPONDENCE

Action Required: To receive and file.

IX. NEXT MEETING

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

X. ADJOURNMENT