



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

OPEN SESSION AGENDA

**TUESDAY, OCTOBER 20, 2020
7:30 PM**

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/81834303322?pwd=azJOQ2plbk50eWdheHIPYThyZ3NQQT09>

Dial in #: 669 900 6833
Meeting ID: 818 3430 3322
Passcode: 492321

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. 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. EXECUTIVE SESSION REPORT

Report on Executive Session Meetings of September 10, 2020, September 15, 2020, September 22, 2020 and September 23, 2020.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF SEPTEMBER 15, 2020 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated September 15, 2020 as presented. *(All Directors in Attendance)*

B. CONSIDERATION OF APPROVAL OF THE AUGUST 31, 2020 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,380,341 in reserve funds, \$1,265,591 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,136,763.

Year to date Assessment Revenue totals \$2,435,662 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$3,877,438 to the budgeted \$3,921,328.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$138,453) compared to the budgeted decrease of (\$151,268). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$159,776 compared to the budgeted increase of \$173,795. Year to date reserve funding is \$508,517 compared to a budget of \$438,600. 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 No.	Total Amt Due
10/5/20	0457-02	\$874.00
10/5/20	0625-01	\$1,050.00
10/5/20	0640-02	\$924.00
10/5/20	0829-01	\$874.00
10/5/20	0976-01	\$2,520.00
10/5/20	1001-01	\$1,311.00
10/5/20	1033-02	\$874.00

Supplemental Delinquency Statistics for the Open Session Minutes:

- Three (3) past owner delinquencies total \$3,664 in assessments and \$246 in assessment judgments.
- Thirty (30) current owner past due delinquencies total \$38,029 in assessments and \$4,910 in assessment judgements.
- The collection attorney is currently working on ten (10) 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.

D. CONSIDERATION OF WRITE-OFF OF ACCOUNT

Proposed Resolution: To approve write-off of Account #0455-04 in the amount of \$437. The account is uncollectible due to foreclosure of the home February 20, 2020.

End of Consent Calendar

V. OLD BUSINESS (NONE)

VI. NEW BUSINESS

A. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBER

Proposed Resolution: To approve the Equestrian Committee recommendation to appoint Liz Abdo, subject to signing the Community Leader Code of Conduct Acknowledgement, to serve as Member of the Equestrian Committee through January 31, 2021.

B. CONSIDERATION OF DIRECTION TO TRAILS & SAFETY COMMITTEE

Proposed Resolution: To approve the Trails & Safety Committee to work with the City of Laguna Hills to implement further safety measures at horse crossings, and potentially at intersections, on Nellie Gail Road from Oso Parkway to Moulton Parkway.

C. CONSIDERATION OF SWIM PROGRAMMING LANE ALLOCATIONS

Proposed Action: To review homeowner request to alter swim programming times.

D. CONSIDERATION OF APPROVAL TO REMEDY MUDDY TRAIL CONDITIONS ON OSO MARSH TRAIL AND OSO MAVERICK TRAIL

Proposed Resolution: To approve a proposal from Boulder Earthwork for labor only totaling \$9,300, in conjunction with the City of Laguna Hills who is providing all the supplies, to remedy a consistently muddy section of City “Oso Marsh Trail” (Lower Oso) along Oso between Nellie Gail Road and Moulton Pkwy

and,

To approve a proposal from Boulder Earthwork totaling \$10,908 for easement repairs to remedy the effects of a natural spring at the toe of the Nellie Gail Ranch easement that intersects with the City “Oso Maverick Trail” (Upper Oso) that is causing muddy conditions on our easement and the City of Laguna Hills property leading to the Oso Marsh Trail.

and,

To approve a one-time trail refurbishment for the Upper Oso trail for \$4,800 and the ongoing monthly maintenance fee of \$800. Funds for all proposals to be paid

from Association Reserve GL 23204 Trail Reserves and the \$800 maintenance fee would come from the GL 15535 Trail Maintenance budget.

and,

To confirm a finding that Nellie Gail Ranch homeowners and Nellie Gail Ranch Equestrian Center boarders benefit from the ongoing maintenance of the Oso Marsh Trail and Oso Maverick Trail as they provide homeowners access to the Nellie Gail Ranch trail system and Equestrian Center between Moulton Parkway and Nellie Gail Road.

E. COMMERCIAL KITCHEN AND FOOD PERMIT UPDATE

Proposed Action: Review and discuss the draft kitchen layout.

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 November 17, 2020 at 7:30 p.m.

X. ADJOURNMENT