



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

OPEN SESSION AGENDA

**TUESDAY, NOVEMBER 17, 2020
7:30 PM**

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/82647195102?pwd=Y3I1NHdiZjZMSXhaRzVwSU84cnJqQT09>

Dial In #: 669 900 6833
Meeting ID: 826 4719 5102
Passcode: 189860

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 October 20, 2020 and November 6, 2020.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OCTOBER 20, 2020 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated October 20, 2020 as presented. *(John Park and Joyce Taylor Absent)*

B. CONSIDERATION OF APPROVAL OF THE SEPTEMBER 30, 2020 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated September 30, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,381,209 in reserve funds, \$1,210,085 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,082,126.

Year to date Assessment Revenue totals \$2,520,103 compared to the budgeted \$2,459,436.

Year to date Total Consolidated Revenue is \$4,118,428 to the budgeted \$4,068,024.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$77,402) compared to the budgeted decrease of (\$173,807). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$82,373 compared to the budgeted decrease of (\$12). Year to date reserve funding is \$509,385 compared to a budget of \$438,600. The variance is reserve interest income.

C. CONSIDERATION OF DELINQUENCY STATUS

Supplemental Delinquency Statistics for the Open Session Minutes:

- Four (4) past owner delinquencies total \$3,275 in assessments and \$246 in assessment judgments.
- One hundred and forty-nine (149) current owner past due delinquencies total \$98,414 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 3.84% of the annual assessment budget.

End of Consent Calendar

V. OLD BUSINESS

A. CONSIDERATION OF BAR / KITCHEN DESIGN AND PROPOSED EQUIPMENT

Proposed Action: Approval of the kitchen design layout and approval to submit to engineering for bidding design services;

and,

To authorize two directors to approve an agreement with the engineering design professional to prepare plans for permit submittal to the Orange County Health Care Agency at a cost not to exceed \$10,000;

and,

Upon completion of engineering plans, to authorize two directors to approve submittal to the Orange County Health Care Agency for permitting.

B. CONSIDERATION OF LANDSCAPE COMMITTEE RECOMMENDATION FOR CLUBHOUSE MONUMENT

Proposed Action: To consider the Landscape Committee recommendation for placement of a Clubhouse monument at the corner of Nellie Gail Road and Empty Saddle Drive.

VI. NEW BUSINESS

A. CONSIDERATION OF MEMBER COMMENTS RE PROPOSED ADOPTION OF ARCHITECTURAL GUIDELINES FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Proposed Action: To consider member comments and either approve revising the proposed guidelines for resubmittal to the membership for further review and comments or approve the draft guidelines.

B. CONSIDER FUTURE OPPORTUNITIES TO SOLICIT SPONSORSHIPS AND REVIEW OF EXISTING SPONSORSHIP GUIDELINES

Proposed Action: To consider opportunities to solicit sponsorships, determine possible benefits and consider if revisions are desired to the existing sponsorship guidelines.

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 December 15, 2020 at 7:30 p.m. unless the Board would like to forgo a December meeting.

X. ADJOURNMENT