



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

OPEN SESSION AGENDA

**TUESDAY, NOVEMBER 16, 2021
7:30 PM**

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/82071307848?pwd=R2kwRmlLSnRGYzFoMVEvNGJOc2J0QT09>

Dial in#: 669 900 6833

Meeting ID: 820 7130 7848

Passcode: 054504

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. HOMEOWNER FORUM

III. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of October 19, 2021

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 OCTOBER 19, 2021 OPEN SESSION MINUTES

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

B. CONSIDERATION OF APPROVAL OF THE SEPTEMBER 30, 2021 FINANCIAL STATEMENTS

Proposed Resolution: To approve the year-end financial statements for the Nellie Gail Ranch Owners Association dated September 30, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,467,231 in reserve funds, \$1,480,745 in operating funds, \$8,400 in Petty Cash, and \$645,838 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,602,213.

Year to date Assessment Revenue totals \$2,798,184 compared to the budgeted \$2,650,788.

Year to date Total Consolidated Revenue is \$4,591,134 to the budgeted \$4,308,957.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$398,312) compared to the budgeted decrease of (\$150,859). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$59,361 compared to the budgeted decrease of (\$18). Year to date reserve funding is \$751,321 compared to a budget of \$459,600. The variance is reserve interest income and a transfer of \$270,000 from Operating to Reserves for the Clubhouse Restrooms projects.

C. CONSIDERATION OF APPROVAL TO RECORD LIEN

Proposed Resolution: To authorize and instruct Management to record a lien on the following delinquent account 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
11/16/2021	0640-02	\$2,329

Delinquency Statistics for the Open Session Minutes:

- There are (2) one past owner delinquencies with a balance of \$485.40.
- One hundred twenty-seven (127) current owner past due delinquencies total \$93,460 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 3.5% of the annual assessment budget.

D. REPORT OF EXECUTIVE SESSION APPROVAL TO COMMENCE FORECLOSURE ON ONE ACCOUNTS

Resolution: To report the November 16, 2021 Executive Session approval to commence foreclosure for collection of outstanding assessments on the following parcel:

Parcel Number	Assessments Due	Total Amount Due
636-122-05	\$1,806.40	\$2,495.68

End of Consent Calendar

V. ASSOCIATION BUSINESS

A. CONSIDERATION OF PURCHASE OF MATERIALS FOR MIDDLE ARENA RAILING REPAIRS

Proposed Action: To approve a purchase budget in the amount of \$5,000 for galvanized pipe, plates, treated wood and other materials for Middle Arena pipe repairs.

B. CONSIDERATION OF APPROVAL TO PURCHASE RETAINING WALL BLOCKS FOR EQUESTRIAN CENTER

Proposed Action: To approve purchase of retaining wall blocks at a cost of approximately \$4,700 for soil support adjacent to the shavings storage area.

C. CONSIDERATION OF BAR MENU / PRICING AND OPENING LOGISTICS

Proposed Action: To review the pending bar opening.

VI. REPORTS

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

VII. CORRESPONDENCE

Action Required: To receive and file.

VIII. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is via Zoom January 18, 2022 at 7:30 p.m.

IX. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

**TUESDAY, NOVEMBER 16, 2021 - 6:00 PM
VIA ZOOM CONFERENCE CALL**

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF OCTOBER 19, 2021 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL ITEMS**
 - A. REVIEW OF THE NOVEMBER 2021 LEGAL REPORT**
 - B. CONSIDERATION OF REQUEST BY CROWN CASTLE / T-MOBILE FOR CELL SITE MODIFICATIONS**
 - C. CONSIDERATION TO RETAIN CELL SITE CONSULTANT FOR VALUATION OF LEASE AREAS**
 - D. ENFORCEMENT HEARING**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF TRAIL EASEMENT PLAN AND AGREEMENT TO RESOLVE ENCROACHMENT**
 - B. CONSIDERATION OF CLUBHOUSE ALARM SYSTEM INSTALLATION AND MONITORING AGREEMENT**
 - C. CONSIDERATION OF APPROVAL OF BEVERAGES IN ANTICIPATION OF THE BAR OPENING**
 - D. CONSIDERATION OF APPROVAL OF PURCHASE OF KITCHEN SHELVING**
- V. COLLECTIONS / DELINQUENCIES**
- VI. REVIEW OF VIOLATION REPORT**
- VII. HOLIDAY RECOGNITION**
- VIII. NEXT MEETING – JANUARY 18, 2022**