



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

**OPEN SESSION AGENDA**

**TUESDAY, AUGUST 17, 2021  
7:30 PM**

**VIA ZOOM CONFERENCE CALL**

**Zoom Meeting Link:**

<https://us02web.zoom.us/j/86401154406?pwd=RVpMSDVhMlIrdThnQmVQcjlzMXA2QT09>

Dial in#: 669 900 6833  
Meeting ID: 864 0115 4406  
Passcode: 123749

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**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. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER**

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

**III. HOMEOWNER FORUM**

**IV. EXECUTIVE SESSION REPORT**

Report on Executive Session Meeting of July 20, 2021

**V. CONSENT CALENDAR**

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

**A. CONSIDERATION OF APPROVAL OF JULY 20, 2021 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated July 20, 2021 as presented.

**B. CONSIDERATION OF APPROVAL OF AUGUST 12, 2021 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated August 12, 2021 as presented.

**C. CONSIDERATION OF APPROVAL OF THE JUNE 30, 2021 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated June 30, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,170,954 in reserve funds, \$1,746,769 in operating funds, \$8,400 in Petty Cash, and \$614,911 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,541,034.

Year to date Assessment Revenue totals \$2,116,363 compared to the budgeted \$1,988,091.

Year to date Total Consolidated Revenue is \$3,420,430 to the budgeted \$3,220,540.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$112,361) compared to the budgeted decrease of (\$200,028). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$325,384 compared to the budgeted increase of \$24,250. Year to date reserve funding is \$365,645 compared to a budget of \$344,700. The variance is reserve interest income.

**D. TRANSFER OF OPERATING FUNDS TO RESERVES**

**Proposed Resolution:** To direct the transfer \$270,000 from the Association Operating Account to Clubhouse/Rec Center Reserves for the purpose of funding restroom related reserve projects.

**E. 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:

| <b>Account No.</b> | <b>Total Amt Due</b> |
|--------------------|----------------------|
| 0547-02            | \$1,413              |
| 1096-01            | 1,413                |

**F. DELINQUENCY STATISTICS REPORT**

- There is (1) one past owner delinquency with a balance of \$471.
- One hundred and sixteen (116) current owner past due delinquencies total \$86,522 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on six (6) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.3% of the annual assessment budget.

**End of Consent Calendar**

**VI. ASSOCIATION BUSINESS**

**A. CONSIDERATION OF APPROVAL TO SUBMIT DRAFT RULE RESTRICTING E-BIKES IN PARKS TO THE MEMBERSHIP FOR REVIEW**

**Proposed Action:** To consider submitting the draft revision to Park Rules incorporating a restriction on riding e-bikes in parks to the Membership for 28-day comment prior to Board consideration of approval at the September 21, 2021 Board meeting.

**B. CONSIDERATION OF APPROVAL OF RENEWAL OF INSURANCE POLICIES FOR THE RENEWAL PERIOD SEPTEMBER 1, 2021 TO SEPTEMBER 1, 2022**

**Proposed Resolution:** To approve renewal of insurance policies through LaBarre Oksnee Insurance in the total amount of \$104,431.28.

**C. CONSIDERATION OF REVISION TO EQUESTRIAN CENTER USE FEES**

**Proposed Resolution:** To approve the 2021-22 Equestrian Center Fee Schedule effective October 1, 2021 implementing the following changes:

- Monthly stall boarding fees increased the amount of \$20 per month (2.6%).
- Monthly stall fee for deluxe double stalls increased from \$250 to \$500 per month.
- Day service fee increased from \$15 to \$20.
- Day service boarding fee increased from \$30 to \$35 without feed and \$75 to \$80 with feed.
- Trailer storage fees increased \$15 per month
- The Equestrian Center Membership fee for non-owners increased from \$45 to \$50.

**D. CONSIDERATION OF APPROVAL TO COMPLETE EXTENSIVE LANDSCAPE CLEANUP TO THE RAPID FALLS SLOPE AT LOST TRAIL**

**Proposed Resolution:** To approve an amount of \$9,500 to Sunset Landscape to perform landscape clean-up of the Rapid Falls slope extending from Lost Trail to Cabot Park.

**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 September 21, 2021 at 7:30 p.m.

**X. ADJOURNMENT**