



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

OPEN SESSION AGENDA

**TUESDAY, OCTOBER 15, 2024
7:30 PM**

**AT THE ASSOCIATION CLUBHOUSE
25281 EMPTY SADDLE DRIVE**

BOARD MEMBERS

**Mark Fisk
President**

**Loree Blough
Vice President**

**John Park
Co-Treasurer**

**Holly Perme
Co-Treasurer**

**Joyce Taylor
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. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated September 17, 2024 as presented.

B. CONSIDERATION OF APPROVAL OF THE AUGUST 31, 2024 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated August 31, 2024, per the following:

The Consolidated Balance Sheet reflects \$3,506,713 in reserve funds, \$2,223,629 in operating funds, \$8,400 in Petty Cash, and \$730,380 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,469,122.

Year to date Assessment Revenue totals \$2,761,772 compared to the budgeted \$3,072,908.

Year to date Total Consolidated Revenue is \$5,103,477 to the budgeted \$5,204,987.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$66,936) compared to the budgeted decrease of (\$152,872). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$399,672 compared to the budgeted increase of \$209,179. Year to date reserve funding is \$694,218 compared to a budget of \$607,800. The variance is reserve interest income.

C. DELINQUENCY STATISTICS FOR AUGUST 2024

Delinquency Statistics for the Open Session Minutes:

- There are two (2) past homeowner delinquencies.
- Forty-three (43) current owner past due delinquencies total \$40,937 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on four (4) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.3% of the annual assessment budget.

End of Consent Calendar

IV. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF LANDSCAPE COMMITTEE REVISED CHARTER AND MISSION STATEMENT

Proposed Action: To approve a revised Charter and Mission Statement for the Landscape Committee.

B. CONSIDERATION OF COMMENTS SUBMITTED RE REVISIONS TO PROPOSED GUIDELINES

Proposed Action: To consider revisions to the draft guidelines that may be provided to the membership for review prior to November 19, 2024 adoption.

C. CONSIDERATION OF APPROVAL OF RECREATION CENTER MEMBERSHIP FEE SCHEDULES

Proposed Action: To approve the pickleball / tennis / swim membership fee schedule.

D. CONSIDERATION OF POTENTIAL PROJECTS LIST FOR 2025

Proposed Action: To review a list of potential projects and begin the process of narrowing the list down to prioritize for implementation in 2025.

V. REPORTS

- Architectural Review Committee Meeting
- Community Events
- Communications Report
- Equestrian Center Managers Report
- Executive Session Meeting Report
- Historical Committee Meeting Recap
- Quezada Landscape Report
- Solar
- Swim
- Tennis / Pickleball Center
- Tennis/PB/Swim Memberships
- Trails / Common Area

VI. RECEIVE AND FILE CORRESPONDENCE

VII. NEXT MEETING NOVEMBER 19, 2024

VIII. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, OCTOBER 15, 2024 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF SEPTEMBER 17, 2024 EXECUTIVE SESSION MINUTES**
- III. OCTOBER 2024 LEGAL REPORT / ENFORCEMENT HEARING**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF AMENDMENT TO CONCESSION AGREEMENT**
 - B. CONSIDERATION OF APPROVAL OF HIDDEN TRAIL PARK OUTDOOR BASKETBALL COURT REPAIRS**
 - C. CONSIDERATION OF APPROVAL OF TREE TRIMMING CONTRACT THROUGHOUT THE COMMUNITY**
 - D. CONSIDERATION OF RENEWAL OF EMPLOYEE BENEFITS PACKAGE**
- V. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. REVIEW OF VIOLATION REPORT**
- VII. DIRECTOR'S COMMENTS / DISCUSSION**
- VIII. NEXT MEETING OCTOBER 15, 2024**
- IX. ADJOURNMENT**