



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

**OPEN SESSION AGENDA**

**TUESDAY, NOVEMBER 19, 2024  
7:30 PM**

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

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**BOARD MEMBERS**

**Mark Fisk  
President**

**Loree Blough  
Vice President**

**John Park  
Co-Treasurer**

**Holly Permeh  
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-D.

**A. CONSIDERATION OF APPROVAL OF OCTOBER 15, 2024 OPEN SESSION MINUTES**

**B. CONSIDERATION OF APPROVAL OF THE SEPTEMBER 30, 2024 FINANCIAL STATEMENTS**

**C. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**

**Proposed Resolution:** Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the property mentioned below:

Date	APN #	Past Due Assessment Only	Total Amount Due	Acct #
11/5/24	636-331-01	\$2,210.00	\$3,166.45	0686-02
11/5/24	627-432-02	\$2,210.00	\$3,56.40	1084-01
11/5/24	627-061-10	\$2,210.00	\$3,211.43	1140-01
11/5/24	636-332-04	\$2,210.00	\$3,171.43	1394-02

#### D. DELINQUENCY STATISTICS FOR OCTOBER 2024

##### Delinquency Statistics for the Open Session Minutes:

- There is one (1) past homeowner delinquency totaling \$322 in assessments.
- One hundred twenty-four (124) current owner past due delinquencies total \$98,160 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on five (5) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.1% of the annual assessment budget.

#### End of Consent Calendar

#### IV. NEW BUSINESS

##### A. ACCEPTANCE OF RESIGNATION FROM COMMITTEE

**Proposed Resolution:** To accept the resignation of Steven Beeuwsaert from the Security Committee and extend a vote of thanks for his service on the Committee since its inception January 2018.

##### B. CONSIDERATION OF APPROVAL OF LIGHTING, SURVEILLANCE CAMERA, LIGHT & SOUND EMITTING DEVICES ARC GUIDELINES

**Proposed Resolution:** Having considered member comments, the Board adopts the Lighting, Surveillance Camera, Light & Sound Emitting Devices ARC Guidelines effective December 1, 2024.

##### C. CONSIDERATION OF WATERING HOLE RENTAL FEE WAIVER FOR EVENTS

**Proposed Action:** To consider waiver of rental fee for parties reserving the Watering Hole for private events.

##### D. CONSIDERATION OF EVENTS COMMITTEE PROPOSAL FOR COMMITTEE RECOGNITION DINNER

**Proposed Action:** Consider input from the Events Committee regarding the scheduling of a Committee Recognition Dinner.

##### E. CONSIDERATION OF PLANTING PROPOSALS FOR GALLUP PARK

**Proposed Action:** To approve planting proposals for trees and ground cover.

#### V. EXECUTIVE SESSION MEETING REPORT

**Action:** To receive and file the Executive Session Meeting Report.

#### VI. REPORTS

- Architectural Review Committee Meeting

- Community Events
- Communications Report
- Equestrian Center Managers Report
- Executive Report
- Quezada Landscape Report
- Solar
- Swim
- Tennis / Pickleball Center
- Tennis/PB/Swim Memberships
- Trails / Common Area
- 2025 Projects

**VII. RECEIVE AND FILE CORRESPONDENCE**

**VIII. NEXT MEETING JANUARY 21, 2025 AT 7:30 P.M.**

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, NOVEMBER 19, 2024 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

**(ON-LINE BINDER - BLUE TABS)**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF OCTOBER 15, 2024 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE NOVEMBER 2024 LEGAL REPORT**
  - B. CC&R ENFORCEMENT HEARING (UNAPPROVED CONSTRUCTION / FAILURE TO SUBMIT PLANS)**
  - C. CC&R ENFORCEMENT HEARING (UNMAINTAINED FRONT YARD)**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. MEETING WITH DP TENNIS TO REVIEW FEE SCHEDULE**
  - B. DP TENNIS TOURNAMENT REVENUE SHARE**
  - C. CONSIDERATION OF DIRECTION TO MANAGEMENT REGARDING COMMITTEE RECRUITMENT**
  - D. CONSIDERATION OF ASSOCIATION CLUBHOUSE DUMPSTER ENCLOSURE REPLACEMENT AND INSTALLING EQUESTRIAN HOLDING CORRAL**
  - E. CONSIDERATION OF INSTALLATION OF HOLDING STALLS AT CABOT ARENA**
  - F. CONSIDERATION OF SPECIAL MAINTENANCE TO THE TRAIL AT THE CABOT ARENA**

**G. MOULTON ARENA – RENOVATION AND ROUND PEN**

**H. WALKWAY PROJECT VOLLEYBALL COURT TO EQUESTRIAN STAIRWAY**

**I. SWEETWATER TRAIL GRADING**

**J. CONSIDERATION OF APPROVAL OF TREE TRIMMING CONTRACT THROUGHOUT THE COMMUNITY & EQUESTRIAN CENTER**

**K. CONSIDERATION OF APPROVAL TO PURCHASE CLUBHOUSE BLINDS**

**V. COLLECTIONS / DELINQUENCIES**

**A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**

**B. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**

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**C. CONSIDERATION OF WRITE-OFF OF UNCOLLECTIBLE ACCOUNT**

**VI. REVIEW OF VIOLATION REPORT**

**VII. CONSIDERATION OF HOLIDAY AWARDS**

**VIII. NEXT MEETING JANUARY 21, 2024**

**IX. ADJOURNMENT**