



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

**OPEN SESSION AGENDA**

**TUESDAY, JULY 16, 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 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 June 18, 2024 as presented.

### B. CONSIDERATION OF APPROVAL OF THE MAY 31, 2024 FINANCIAL STATEMENTS

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

The Consolidated Balance Sheet reflects \$3,436,872 in reserve funds, \$1,985,662 in operating funds, \$8,400 in Petty Cash, and \$724,753 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,155,687.

Year to date Assessment Revenue totals \$2,093,168 compared to the budgeted \$2,304,681.

Year to date Total Consolidated Revenue is \$3,756,409 compared to the budgeted \$3,848,428.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$90,831) compared to the budgeted decrease of (\$213,160). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$162,188 compared to the budgeted increase of \$206,417. Year to date reserve funding is \$526,023 compared to a budget of \$455,850. The variance is reserve interest income.

### C. DELINQUENCY STATISTICS FOR JUNE 2024

- There is one past homeowner delinquency.
- Forty (40) current owner past due delinquencies total \$38,343 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 1.5% of the annual assessment budget.

## **End of Consent Calendar**

### **IV. NEW BUSINESS**

#### **A. CONSIDERATION OF INSTRUCTOR AGREEMENT APPLICATION**

**Proposed Action:** To review Equestrian Committee input with respect to an application requesting approval to provide western pleasure / natural horsemanship instruction at the Equestrian Center and Association arenas.

#### **B. CONSIDERATION OF APPROVAL OF DRAFT 2024-25 RESERVE STUDIES**

**Proposed Action:** To approve the 2024-25 reserve studies subject to implementing final requested revisions.

#### **C. CONSIDERATION OF 2024-25 FISCAL YEAR DRAFT BUDGET**

**Proposed Action:** To review the 2024-25 draft budgets and consider approval or direct revisions for August meeting resubmittal.

#### **D. EVENTS COMMITTEE REQUEST REGARDING NGROA / CITY 2025 CONCERT SCHEDULE**

**Proposed Action:** To consider the Events Committee requests regarding interacting with the city to coordinate the 2025 NGROA and City summer concert schedules.

### **V. EXECUTIVE SESSION MEETING REPORT**

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

### **VI. REPORTS**

- Architectural Review Committee Meetings & Survey
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Committee Report
- Equestrian Center Managers Report
- Historical Committee Report
- Pending Items Report
- Quezada Landscape Report
- Solar
- Swim

- Tennis / Pickleball Center
- Tennis/PB/Swim Memberships
- Trails / Common Area

**VII. RECEIVE AND FILE CORRESPONDENCE**

**VIII. NEXT MEETING**

The next Open Session meeting will be August 20, 2024.

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, JULY 16, 2024 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF JUNE 18, 2024 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL**
  - A. REVIEW OF THE JULY 2024 LEGAL REPORT**
  - B. UNAPPROVED FENCE IN LANDSCAPE MAINTENANCE EASEMENT – HOMEOWNER HEARING**
  - C. CONSIDERATION OF PRO-RATED SETTLEMENT WITH MERCURY INSURANCE FOR GREENFIELD MONUMENT**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF PROPOSAL TO INSTALL THERMAL AND ELECTRIC SOLAR PANELS AT THE RECREATION CENTER**
  - B. CONSIDERATION OF APPROVAL OF INSTRUCTOR AGREEMENT WITH PAUL ROLLINS**
  - C. CONSIDERATION OF APPROVAL OF SERVICE AGREEMENT RENEWAL WITH EVOLUTION SWIM ACADEMY FOR USE OF SWIM FACILITIES**
  - D. CONSIDERATION OF APPROVAL OF RENEWAL OF SERVICE AGREEMENT WITH SWIM VELOCITY AND TRILAVIE FOR USE OF SWIM FACILITIES**
  - E. CONSIDERATION OF APPROVAL OF RENEWAL OF SERVICE**

**AGREEMENT WITH SEA STALLION SCUBA FOR USE OF SWIM FACILITIES**

- F. CONSIDERATION OF APPROVAL OF MOBILE SECURITY PATROL SERVICES CONTRACT**
  - G. CONSIDERATION OF CONTRACT NEGOTIATIONS WITH HAYDEN CLARKE SPORT HORSES**
  - H. CONSIDERATION OF CONTRACT NEGOTIATIONS WITH DANA POINT TENNIS, LLC**
  - I. CONSIDERATION OF APPROVAL OF CONTRACT TO RECARPET THE CLUBHOUSE AND INSTALL FLOORING IN THE EPC.**
  - J. CONSIDERATION OF OPTIONS TO REPLACE THE PLAYGROUND AT GALLUP PARK**
  - K. CONSIDERATION OF PROPOSALS TO REPLACE THE GREENFIELD MONUMENT DAMAGED IN THE CAR ACCIDENT.**
  - L. PURCHASE OF A NEW ICE MACHINE**
- V. COLLECTIONS / DELINQUENCIES**
- A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. REVIEW OF VIOLATION REPORT**
- VII. NEXT MEETING – JULY 31, 2024 & AUGUST 20, 2024**
- VIII. ADJOURNMENT**