



NELLIE GAIL RANCH OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, FEBRUARY 20, 2024
7:30 PM

AT THE ASSOCIATION CLUBHOUSE
25281 EMPTY SADDLE DRIVE

BOARD MEMBERS

Mark Fisk
President

Loree Blough
Vice President

Joyce Taylor
Co-Treasurer

Holly Perme
Co-Treasurer

John Park
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 EQUESTRIAN COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Nellie Gail Ranch Member Jessica DiCostanzo to serve as Member of the Equestrian Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

B. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Nellie Gail Ranch Member Jessica DiCostanzo to serve as Member of the Trails & Safety Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

C. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBER

Proposed Resolution: To approve appointment of Nellie Gail Ranch Member Michael Boureston to serve as Alternate Member of the Architectural Review Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

D. CONSIDERATION OF APPOINTMENT OF NOMINATING COMMITTEE

Proposed Action: To appoint two or more Members of the Association and one or more Board Members to serve on the Nominating Committee for the 2024 election.

E. CONSIDERATION OF APPOINTMENT OF HISTORICAL COMMITTEE MEMBERS

Proposed Resolution: To approve appointment of the following Nellie Gail Ranch Members to serve as members of the Equestrian Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

Chantal Wulf
Dolores Caringela
Jan Curtis
Shannon van de Poel
Sharon Birkeland
Susie Caskey

III. CONSIDERATION OF HOMEOWNER APPEAL REGARDING REQUIREMENT FOR SURVEY

IV. HOMEOWNER FORUM

V. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated January 16, 2024 as presented. (Joyce Taylor Absent)

B. CONSIDERATION OF APPROVAL OF THE DECEMBER 31, 2023 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2023, per the following:

The Consolidated Balance Sheet reflects \$3,217,894 in reserve funds, \$1,937,583 in operating funds, \$8,400 in Petty Cash, and \$736,187 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,900,064.

Year to date Assessment Revenue totals \$880,436 compared to the budgeted \$768,227.

Year to date Total Consolidated Revenue is \$1,481,266 compared to the budgeted \$1,349,940.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$58,512) compared to the budgeted decrease of (\$249,110). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$114,108 compared to the budgeted of (\$16,385). Year to date reserve funding is

\$161,427 compared to a budget of \$151,950. The variance is reserve interest income.

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:

Parcel Number	Assessments Due	Total Amount Due
627-441-18	\$2,238.84	\$2,238.84
627-051-07	\$2,114.00	\$2,741.16

End of Consent Calendar

VI. NEW BUSINESS

A. REVIEW REPORT REGARDING HOMEOWNER REQUEST TO EVALUATE PICKLEBALL FEES

Proposed Action: Provide direction, receive and file.

B. CONSIDERATION OF RENOVATING THE MT. DIABLO SLOPE LANDSCAPING

Proposed Resolution: To approve a proposal from Quezada Professional Landscape in the total amount of \$2,725 to renovate the slope planter along Mt Diablo and Oroville.

C. CONSIDERATION OF APPROVAL OF ADDITIONAL LANDSCAPE AT WAGON WHEEL

Proposed Resolution: To approve a proposal from Quezada Professional Landscape to add additional landscape at Wagon Wheel Circle.

D. CONSIDERATION OF REPLACING SIX (6) TREES AT HIDDEN TRAIL PARK

Proposed Resolution: To approve two proposals with Quezada Professional Landscape in the total amount of \$1,672 to replace 6 trees at Hidden Trail Park that died last year.

E. CONSIDERATION TO REPLACE TRELIS LIGHTING

Action: Provide direction regarding trellis lighting replacement.

F. CONSIDERATION OF REPLACEMENT OF CLUBHOUSE LIGHT FIXTURES

Action: Consider approval to replace the two existing clubhouse light fixtures.

VII. EXECUTIVE SESSION MEETING REPORT

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

VIII. REPORTS

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

- Solar
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

IX. RECEIVE AND FILE CORRESPONDENCE

X. NEXT MEETING

The next Open Session meeting will be March 19, 2024.

XI. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, FEBRUARY 20, 2024 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF EXECUTIVE SESSION MINUTES**
 - A. EXECUTIVE SESSION MINUTES – JANUARY 16, 2024**
 - B. EXECUTIVE SESSION MINUTES – FEBRUARY 5, 2024**
- III. EXECUTIVE SESSION LEGAL**
 - A. REVIEW OF THE FEBRUARY 2024 LEGAL REPORT**
 - B. CC&R ENFORCEMENT – THREE HEARINGS**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF CONTRACT FOR PICKLEBALL COURT DIVIDER FENCING**
- V. COLLECTIONS / DELINQUENCIES**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**

Delinquency Statistics for the Open Session Minutes:

 - There are no past homeowner delinquencies.
 - One hundred twenty seven (127) current owner past due delinquencies total \$136,250 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 3.7% of the annual assessment budget.
 - B. CONSIDERATION OF APPROVAL TO COMMENCE FORECLOSURE**
- VI. REVIEW OF VIOLATION REPORT**
- VII. NEXT MEETING MARCH 19, 2024**
- VIII. ADJOURNMENT**