

Candidacy Statements



Alexandra Presley

Number of Years Owned: 6

Status: Incumbent

Current Occupation: Flight Attendant

Nellie Gail Ranch Activities, Organizations, Positions, Etc.: Current HOA Board Member, Events Committee. Participated and was a member of the community organizations such as Pony Club, Gators Swim Club and Tennis Club.

Biographical Information: I moved to Nellie Gail in 2013 with my husband, Eric Presley, and two children Kira (17) and Mason (14). Since moving to California, Nellie Gail was a community that I fell in love with and was excited when we made the move. The majority of my career was in the pharmaceutical industry focused on global marketing. In 2011, I co-founded and sold a successful fitness business in Laguna Hills. Currently, I'm pursuing my love for travel and customer service and recently joined Delta as a flight attendant.

Statement: I'm interested in continuing to serve as a Board Member to further the original vision of the founding members of Nellie Gail. This community with its trails, rolling hills and existing amenities has a lot to offer our residents. My goal is to improve Nellie Gail and focus on a safer community for our families and a more attractive community for our residents. I would like to see an increase in residents using our wonderful facilities that Nellie Gail has to offer. By focusing on programs and activities of interest to current and future demographic profiles, continuing to refresh the facilities accordingly, Nellie Gail can further enhance its reputation as a premier community in the Laguna area. My goal is to continue to be a board member that listens and works for the people of Nellie Gail and prioritizes our community's needs to improve our neighborhood to benefit the residents.



Loree Blough

Number of Years Owned: 24

Status: New Candidate

Current Occupation: Retired Engineering Project Manager at Boeing for 26 years. Degree in Mechanical Engineering.

Civic Activities, Organizations, Positions, Etc.:

- Served 8 years on Nellie Gail Ranch's Board of Directors
- Currently serving at UCI Medical Review Board.
- For the past 12 years, I have been serving as President of a houseboat time share association.
- Certified for emergency response by the City of Laguna Hills Community
- Emergency Response Team (CERT)
- Served both on the Board of Directors and as Executive Director of a Children's Non-profit organization (Kids Connected).

Nellie Gail Ranch Activities, Organizations, Positions, Etc.: Fourteen years ago I became very involved in the community, first by volunteering to serve on the Events Committee and later by joining the Emergency Preparedness Committee where I have served as Treasurer, Secretary and currently as Chairman.

While on the Events Committee, I negotiated the park concerts and the Christmas decoration contracts, saving the association a considerable amount of money. We also created new events such as the wine tastings, photography contest and Christmas home decorating contest. Compiled a "How to Book" for all of Nellie Gail Ranch events to establish and document a process for each event. Coordinated the concept and purchase of the current concert stage.

As a member of the Emergency Preparedness Committee, I have contributed hundreds of hours toward building an emergency preparedness plan and center.

I served on your Board of Directors for 8 years from 2010-2018. In doing so I have become very familiar with the issues and process for addressing the challenges that our community faces.

My focus has been and will continue to be on fairness, respect, cost reductions, and open and friendly Board meetings, which allow residents to express their views and participate in guiding board decisions.

I took a year off to recharge, which I have done and am now ready to serve our great community again!

Biographical Information: Born and raised in California. I am married to a wonderful man-Dennis for the past 32 years.

Statement: I have a strong desire to serve our community to help keep Nellie Gail a wonderful place to live.

I believe my Project Management skills are an advantage when evaluating projects, enhancing trail and facilities maintenance and other assets, while improving cost controls and reductions.

I want to ensure that:

- Everyone is treated with respect.
- Board meetings are enjoyable.
- We listen to and weigh all opinions to make the best decisions possible for the greatest good of our community.
- Each situation is examined on its own merits.

I will do my best to evaluate every issue brought before the board with a logical and open mind. I pledge to work hard for our wonderful community.

I would greatly appreciate your vote!

Special Ballot Measure – 24-Hour Mobile Patrol Services

Should Nellie Gail Ranch continue to contract for 24-Hour Mobile Patrol services?

In February 2017, after evaluating homeowner requests to implement patrol services in the Nellie Gail Ranch community, the Board of Directors approved a contract with Securitas Security Services USA, Inc. who began providing mobile patrol services in March 2017. The scope of work includes providing dedicated 24-hour, 7 days per week, mobile patrol services for the Nellie Gail Ranch Owners Association streets and recreational facilities including Clubhouse, Swim, Tennis, Park and Equestrian facilities to provide an observational presence and to act as a deterrent to criminal activity.

The current cost for this service is \$11.50 per homeowner per month. The Board recently solicited competitive bids from five (5) security patrol companies. The current security patrol company was the low bidder at \$194,136 per year with the highest proposal received at \$224,000 per year. It is anticipated that the current contract will increase an additional 3% effective March 2020. This anticipated increase will result in a per homeowner per month cost of \$11.85.

Since implementing this service homeowners have provided input both in favor of and opposed to the ongoing budgeting for this service. The current service provider has directly called for police services to dispatch an officer approximately 15 times. Crime statistics vary based on a number of factors including the Sherriff's apprehension of active criminals in our area. This makes it difficult to know specifically if the mobile patrol is playing a role as a deterrent for criminals since there is no way to calculate statistics for crimes not committed.

This matter is submitted on the ballot to provide the Nellie Gail Ranch Membership the opportunity to decide whether or not to continue to budget and contract for this service. The current contract has a 30-day termination clause which means the service may be discontinued approximately the middle of August 2019 if the vote is opposed to continuing the service. Discontinuing the service will not result in a direct reduction in assessments for this fiscal year that ends September 30, 2019. The 2019-20 budget will be evaluated in July and August evaluating all anticipated expenses and services under contract and the budget will either include or not include the mobile patrol services based on the membership vote. A "Yes" vote does not obligate the Association to remain with the current service provider as that decision can be altered at any time subject to evaluation of the vendors post orders and performance. The vote for this ballot measure is related to the service ("Yes" or "No"), not the vendor. However, as stated above, the current service provider is the lowest cost of the security firms that provided proposals.