



Fire Prevention Committee (Charter Adopted April 15, 2025)

Purpose

To create awareness and compel voluntary action on the part of Nellie Gail Ranch homeowners to maintain fire safe and compliant landscape.

Committee Function

1. A Chairperson shall be chosen by the committee members.
2. The Committee is comprised of five (5) members as appointed by the Board of Directors. The role of the regular members is to establish quorum, provide input and vote on items for committee review. Quorum for each Committee meeting is established by the attendance of at least a majority of the Committee members.
3. Committee Members serve at the pleasure of the Board. The Committee shall be inclusive and involve members with disparate voices. Committee Members shall speak with one voice in accordance with the consensus of the Committee.
4. **All Committee communications to the Nellie Gail Ranch Members, including but not limited to surveys, committee findings and updates, shall go through Management and when distributed go exclusively through Nellie Gail Ranch publications, e-mails and social media.**
5. The Committee focus shall be informative, not alarmist in communications with homeowners. The priorities are to create awareness and compel voluntary action on the part of homeowners to maintain fire safe and compliant landscape.
6. Committee Members shall comply with Nellie Gail Ranch standards for Code of Conduct and Criteria for Committee Member Service.
7. The Committee shall submit monthly reports to Management as well as periodic content for The Pony Express and/or end-of-week e-mails to provide information and updates to homeowners.

Committee Objectives

1. Recruit as desired additional applications for Committee appointment.
2. Evaluate Nellie Gail Ranch Owners Association (NGROA) governing document guidelines for the Fire Prevention Committee and Fire Prevention Areas and make recommendations to the Board for how to best create awareness and compel voluntary action on the part of homeowners to mitigate fire risk and maintain fire safe and compliant landscape.
3. Recommend maintenance standards that will support NGROA homeowners ability to continue to get affordable home insurance on an ongoing basis.
4. The Committee may submit a proposed consultant and expense request to the Board for consideration to retain. The consultant may be retained to provide NGROA with guidance for the following:
 - a. What are the current vegetation management standards for maintaining personal properties as compared to what the standards are in the 47-year old CC&R annexation exhibits?

- b. Inspect a sampling of properties as part of phase 1 to evaluate the condition of these areas on the exhibits. Over the years it is likely that sport courts, patios, gazebo's and barns may have been constructed there. Some may be maintained, some may be completely overgrown. Provide a report identifying the extent and scope of the necessary work that may be required to meet current standards.
 - c. Recommend vegetation management standards for homeowner private property for consideration of adoption in the Architectural Guidelines. Standards may be related to tree maintenance and authorization to remove specific species, new construction and fire-resistant upgrades for existing homes or improvements.
 - d. Develop a fast-track approval process for homeowner removal of dead trees, trees within hazard areas or trees deemed hazardous.
 - e. Evaluate common areas (inclusive of NGROA equestrian easements) to determine what heightened level of vegetation management may be recommended. Recommend maintenance standards and scope of work for NGROA to adopt for inclusion in the landscape and trail maintenance contracts.
 - f. Assist with drafting content for newsletters / correspondence to educate homeowners on how to maintain to the adopted standards. (Defensible space, home hardening and emergency preparedness)
 - g. Attend introductory Town Hall(s) at which homeowners would be educated as to why there are standards, how they were developed and how homeowners can meet the standards.
 - h. Develop a scope of work that could be provided to homeowners with a list of potential contractors licensed to perform the work on their property.
 - i. Provide guidance on potential availability of grant opportunities to fund mitigation.
5. A budget may be developed for ongoing operating and reserve costs to retain the consultant and implement new maintenance standards that may be adopted.
 6. Develop an implementation strategy to survey or perform a census to determine the number and location of domestic animals maintained on NGROA properties for the purpose of evaluating potential evacuation strategies. Implement strategies to collect contact information of homeowners and private boarders to communicate with this target group.
 7. After evaluating the above, the Committee may recommend a potential enforcement strategy for non-compliant maintenance that may include fines or other methods to compel homeowner compliance.

Budget Allocation

No budget or spending authority is allocated to the Committee. The Committee may submit requests to the Board of Directors for retaining necessary consultants or legal opinions.

Term of Office

Committee members shall serve one-year terms and be eligible for re-appointment.