



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

OPEN SESSION AGENDA

**TUESDAY, APRIL 15, 2025
7:30 PM**

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

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 March 18, 2025 as presented. (Joyce Talyor Away)

B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2025 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2025, per the following:

The Consolidated Balance Sheet reflects \$3,551,229 in reserve funds, \$2,421,014 in operating funds, \$8,400 in Petty Cash, and \$741,936 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,722,579.

Year to date Assessment Revenue totals \$1,630,807 compared to the budgeted \$1,609,608.

Year to date Total Consolidated Revenue is \$2,738,510 compared to the budgeted \$2,619,095.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$78,181) compared to the budgeted decrease of (\$195,945). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$473,820 compared to the budgeted of \$153,750. Year to date reserve funding is \$420,098 compared to a budget of \$367,504. The variance is reserve interest income.

C. DELINQUENCY STATISTICS

Delinquency Statistics for the Open Session Minutes:

- There are no (0) past homeowner assessment delinquencies.
- Thirty-six (36) current owner past due delinquencies total \$43,250.98 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 1.3% of the annual assessment budget.

End of Consent Calendar

IV. NEW BUSINESS

A. CONSIDERATION OF DRAFT CHARTER FOR A FIRE PREVENTION COMMITTEE

Proposed Action: To consider approval the draft charter for purposes of recruiting potential committee members for appointment at the May 20, 2025 Board Meeting.

B. CONSIDERATION OF APPROVAL OF JUNE 2025 BALLOT MEASURES FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE 24-HOUR MOBILE PATROL SERVICES

Proposed Action: To consider approval of ballot measures to be voted on by the membership at the June 2025 annual meeting confirming a preference on options to continue or discontinue mobile patrol and if continuing what level of hours to contract for.

C. CONSIDERATION OF APPROVAL FOR LANDSCAPE REPLACEMENT AT GALLUP PARK

Proposed Resolution: To approve two proposals with Quezada Professional Landscape in the total amount of \$20,493, plus a contingency amount of \$3,000 for replacing the old, woody clumps of Myoporum and Vinca ground cover around Gallup Park.

V. REPORTS

- Architectural Review Committee Meetings & Survey
- Community Events
- Communications Report
- Emergency Preparedness
- Equestrian Center Managers Report
- Equestrian Committee Meeting Recap
- Events Committee Meeting Recap
- Executive Session Meeting Report
- Fiber Optics Status Report
- Landscape Committee Meeting Recap
- Landscape Vendor Report
- Pending Items Report
- Potential 2025 Projects Report
- Quezada Landscape Report
- Security Committee Meeting Recap
- Solar
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

VI. NEXT MEETING MAY 20, 2025 AT 7:30 P.M.

VII. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, APRIL 15, 2025 - 6:00 PM

AT THE ASSOCIATION CLUBHOUSE

AGENDA

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF MARCH 18, 2025, MARCH 25, 2025
AND MARCH 31, 2025 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL REPORT**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF PURCHASE AND INSTALLATION
OF VIDEO SURVEILLANCE CAMERAS FOR PICKLEBALL COURTS**
 - B. CONSIDERATION OF APPROVAL OF CONTRACT FOR TREE
TRIMMING THROUGHOUT THE COMMUNITY**
 - C. CONSIDERATION OF APPROVAL OF CONTRACT FOR PICKLEBALL
COURT SHADE SHELTER**
 - D. CONSIDERATION OF INSTALLING NEW DRAIN LINE BELOW CELL
TOWER**
- V. REVIEW OF COMMUNITY LEGAL ADVISORS COLLECTION REPORT AND
FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- VI. RECEIVE AND FILE VIOLATION REPORT**
- VII. NEXT MEETING MAY 20, 2025**
- VIII. ADJOURNMENT**