



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

OPEN SESSION AGENDA

**TUESDAY, APRIL 20, 2021
7:30 PM**

VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/85175638654?pwd=WGFJaDdwSE5pNmwrUnlIZU9TR295Zz09>

Dial In #: 669 900 6833
Meeting ID: 851 7563 8654
Passcode: 623105

BOARD MEMBERS

Loree Blough
President

Joyce Taylor
Vice President

John Park
Co-Treasurer

Alex Presley
Co-Treasurer

Mark Fisk
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 (VIA ZOOM CONFERENCE CALL)

III. EXECUTIVE SESSION REPORT

Report on Executive Session Meetings of March 16, 2021 and April 1, 2021.

IV. CONSENT CALENDAR

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

A. CONSIDERATION OF APPROVAL OF MARCH 16, 2021 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated March 16, 2021 as presented. (*Alex Presley Absent*)

B. CONSIDERATION OF APPROVAL OF THE FEBRUARY 28, 2021 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated February 28, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,283,066 in reserve funds, \$1,825,845 in operating funds, \$8,900 in Petty Cash, and \$530,195 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,648,006.

Year to date Assessment Revenue totals \$1,440,731 compared to the budgeted \$1,325,394.

Year to date Total Consolidated Revenue is \$2,137,505 compared to the budgeted \$2,009,967.

The Consolidated Net Decrease for the **month** prior to adjustments for depreciation is (\$128,949) compared to the budgeted decrease of (\$175,452). Consolidated Net Income **year to date** prior to adjustments for depreciation is \$404,510 compared to the budgeted of \$186,771. Year to date reserve funding is \$243,083 compared to a budget of \$229,800. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL TO RECORD LIENS

Proposed Resolution: To authorize and instruct Management to record a lien on the following delinquent accounts should their assessments not be paid within the time period established in the Intent to Lien Letter. In accordance with the Corporation's Assessment Collection Policy, a letter was sent to the homeowners

notifying them that they have 30 days to pay the balance owed or a lien will be placed on their property. Therefore, the Board directs Management to lien the account listed below should the delinquent assessments not be paid within the time period established in the Intent to Lien Letter:

Account No.	Total Amt Due
0640-02	\$1,354
0693-01	\$942
1034-02	\$942

Delinquency Statistics for the Open Session Minutes:

- Twenty-five (25) current owner past due delinquencies total \$30,927 in assessments and \$4,660 in assessment judgements.
- The collection attorney is currently working on seven (7) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.17% of the annual assessment budget.

End of Consent Calendar

V. OLD BUSINESS (None)

VI. NEW BUSINESS

A. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT AND DRAFT POLICY FOR DATA MANAGEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO INSTALL VEHICLE AND LICENSE PLATE RECOGNITION CAMERAS AT ENTRIES

Proposed Action: To consider approval of the ballot measure statement for vehicle and license plate recognition cameras at entries and draft Data Management Policy for handling of information collected.

B. CONSIDERATION OF APPROVAL OF BALLOT STATEMENT TO BE MAILED WITH THE BALLOT FOR MEMBERSHIP VOTE TO CONTINUE / DISCONTINUE MOBILE PATROL SERVICES

Proposed Action: To consider approval of the ballot measure statement for mobile patrol security.

C. CONSIDERATION OF OPENING CLUBHOUSE FOR USE CONSISTENT WITH CALIFORNIA COVID-19 INDUSTRY GUIDANCE

Proposed Action: To approve use of the Clubhouse for Use consistent with California COVID-19 Industry Guidance.

D. CONSIDERATION OF APPROVAL TO ALLOW HOMEOWNERS TO PLAY PICKLEBALL AS GUESTS OF PICKLEBALL CLUB MEMBERS

Proposed Resolution: To authorize homeowners to play pickleball as guests of Pickleball Club Members for the applicable guest fee.

E. CONSIDERATION OF DRAFT POLICY TO SET STANDARDS FOR EQUESTRIAN EASEMENT PLANTING

Proposed Action: To review the Board Sub-Committee and Trails & Safety Committee recommendations regarding draft equestrian easement planting standards and approve submitting to the ARC and the Landscape Committee for their review and comment.

F. CONSIDERATION OF PURCHASE OF HYDRATION STATION (DRINKING FOUNTAIN REPLACEMENT) FOR EQUESTRIAN CENTER

Proposed Resolution: To approve purchase of one Elkay Hydration bottle filling station at the Equestrian Center Clubhouse to replace a non-functioning old fountain at a cost of \$2,850 including the product and installation.

G. CONSIDERATION OF APPROVAL OF RESTROOM PLANS AND DIRECTION TO SUBMIT FOR PERMITTING AND BID OUT WORK

Proposed Resolution: To approve plans for Association Clubhouse restroom reserve and associated projects and submit to the City for permitting. Management is directed to bid out work to implement the plans.

H. CONSIDERATION OF APPROVAL TO APPOINT PAUL AND CASEY BUHLER AS LIAISONS WITH THE TRAILS AND SAFETY COMMITTEE

Proposed Resolution: To appoint Equestrian Center boarders Paul and Casey Buhler to work with the Trails & Safety Committee to interact with the City to improve equestrian crossing safety measures.

I. CONSIDERATION OF INVITATION TO JOIN THE LAGUNA HILLS CHAMBER OF COMMERCE

Proposed Action: To review the Laguna Hills Chamber of Commerce information packet and invitation to join.

VII. REPORTS

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness
- Equestrian Center
- Landscape – Sunset
- Solar Energy
- Swim Center
- Tennis / Pickleball Center
- Trails / Common Area

VIII. CORRESPONDENCE

Action Required: To receive and file.

IX. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is May 18, 2021 at 7:30 p.m.

X. ADJOURNMENT



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

EXECUTIVE SESSION AGENDA

TUESDAY, APRIL 20, 2021 - 6:00 PM

AGENDA

- I. CONSIDERATION OF APPROVAL OF EXECUTIVE SESSION MINUTES**
 - A. APPROVAL OF EXECUTIVE SESSION MINUTES MARCH 16, 2021**
 - B. APPROVAL OF EXECUTIVE SESSION MINUTES APRIL 1, 2021**
- II. EXECUTIVE SESSION LEGAL ITEMS**
 - A. REVIEW OF THE APRIL 2021 LEGAL REPORT**
- III. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF SERVICE AGREEMENT RENEWAL WITH EVOLUTION SWIM ACADEMY FOR USE OF SWIM FACILITIES**
 - B. CONSIDERATION OF APPROVAL OF SUMMER CONCERT SERIES ENTERTAINMENT CONTRACT**
 - C. CONSIDERATION OF APPROVAL OF ASSOCIATION CLUBHOUSE FIRE SPRINKLER DESIGN, ENGINEERING AND IMPLEMENTATION AGREEMENT**
 - D. CONSIDERATION OF APPROVAL OF PURCHASE OF TENNIS CENTER WALKWAY BENCHES**
- IV. COLLECTIONS / DELINQUENCIES**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
- V. VIOLATION REPORT**
- VI. REVIEW OF VIOLATION REPORT**