



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

OPEN SESSION AGENDA

**TUESDAY, JUNE 15, 2021
7:30 PM**

IN PERSON AND VIA ZOOM CONFERENCE CALL

Zoom Meeting Link:

<https://us02web.zoom.us/j/86123143102?pwd=Zm9SVnBEd0Jyb01Sb2svSUJyenkrQT09>

Dial in #: 669 900 6833
Meeting ID: 861 2314 3102
Passcode: 359814

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. CONSIDERATION OF ELECTION OF OFFICERS

Proposed Action: To elect the five Directors to the following officer positions:

President
Vice-President
Secretary
Co-Treasurer
Co-Treasurer

III. HOMEOWNER FORUM

IV. EXECUTIVE SESSION REPORT

Report on Executive Session Meeting of May 18, 201

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 MAY 18, 2021 OPEN SESSION MINUTES

Proposed Resolution: To approve the Open Session Minutes dated May 18, 2021 as presented. (*John Park Absent*)

B. CONSIDERATION OF APPROVAL OF THE APRIL 30, 2021 FINANCIAL STATEMENTS

Proposed Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated April 30, 2021 reflecting the following:

The Consolidated Balance Sheet reflects \$3,307,148 in reserve funds, \$1,956,515 in operating funds, \$8,900 in Petty Cash, and \$577,312 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,849,875.

Year to date Assessment Revenue totals \$1,983,152 compared to the budgeted \$1,988,091.

Year to date Total Consolidated Revenue is \$2,996,290 compared to the budgeted \$2,946,602.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$102,080 compared to the budgeted increase of \$369,167. Consolidated Net

Income **year to date** prior to adjustments for depreciation is \$535,631 compared to the budgeted of \$378,041. Year to date reserve funding is \$365,122 compared to a budget of \$344,700. The variance is reserve interest income.

C. DELINQUENCY STATISTICS FOR THE OPEN SESSION MINUTES:

- There is (1) one past owner delinquency with a balance of \$471.
- Thirteen (13) current owner past due delinquencies total \$28,193 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 1.1% of the annual assessment budget.

End of Consent Calendar

VI. NEW BUSINESS

A. REPORT ON MEMBERSHIP APPROVAL TO INSTALL VEHICLE LICENSE PLATE RECOGNITION CAMERAS AT NELLIE GAIL RANCH ENTRIES

Proposed Action: To confirm action and timeline for implementing the Flock Safety installation of Vehicle License Plate Recognition cameras at Nellie Gail Ranch entries as approved by the Nellie Gail Ranch membership.

B. CONSIDERATION OF APPROVAL OF A VEHICLE AND LICENSE PLATE RECOGNITION CAMERA DATA MANAGEMENT POLICY

Proposed Action: To consider approval of the Vehicle and License Plate Recognition Camera Data Management Policy as submitted to the membership via the Special Ballot Measure.

C. CONSIDERATION OF DRAFT 2021-22 RESERVE STUDIES AND DIRECTION FOR REVISIONS

Proposed Action: To review the draft 2021-22 Reserve Studies and recommended funding. Consider the study assumptions and provide Management with direction for preferred revisions.

D. CONSIDERATION OF HIDDEN TRAIL PARK PLAYGROUND EQUIPMENT OPTIONS

Proposed Action: To review the initial playground equipment options for Hidden Trail Park and to confirm direction for moving forward with design layouts.

VII. OLD BUSINESS

A. CONSIDERATION OF APPROVAL TO SUBMIT DRAFT EASEMENT PLANTING GUIDELINES TO THE MEMBERSHIP FOR REVIEW

Proposed Resolution: To approve submitting the draft Guidelines for ARC Approval of Owner Landscape Improvements in Easement Areas to the Membership for 28-day comment prior to Board consideration of approval at the July 20, 2021 Board meeting.

VIII. REPORTS

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

IX. CORRESPONDENCE

Action Required: To receive and file.

X. NEXT MEETING

The next regularly scheduled Open Session Board of Directors meeting is July 20, 2021 at 7:30 p.m.

XI. ADJOURNMENT



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

**EXECUTIVE SESSION AGENDA
TUESDAY, JUNE 15, 2021 - 6:00 PM**

- I. CALL TO ORDER**
- II. APPROVAL OF MAY 18, 2021 EXECUTIVE SESSION MINUTES**
- III. EXECUTIVE SESSION LEGAL ITEMS**
 - A. REVIEW OF THE JUNE 2021 LEGAL REPORT**
 - B. REVIEW OF POTENTIAL INFRINGEMENT OF SERVICE MARK**
- IV. EXECUTIVE SESSION ACTION ITEMS**
 - A. CONSIDERATION OF APPROVAL OF CONTRACT WITH FLOCK SAFETY FOR LICENSE PLATE RECOGNITION CAMERAS AT COMMUNITY ENTRIES**
 - B. CONSIDERATION OF APPROVAL OF CONTRACT FOR RESTROOM PARTITIONS**
- V. COLLECTIONS / DELINQUENCIES**
 - A. REVIEW OF COMMUNITY LEGAL ADVISORS COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
 - B. CONSIDERATION OF DELINQUENCY SETTLEMENT OFER**
 - C. CONSIDERATION OF HOMEOWNER REQUEST TO REVISE PAYMENT PLAN**
- VI. VIOLATION REPORT**
 - A. REVIEW OF VIOLATION REPORT**