



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

**OPEN SESSION AGENDA**

**TUESDAY, JUNE 16, 2020  
7:30 PM  
VIA ZOOM CONFERENCE CALL**

**BOARD MEMBERS**

**Mark Fisk  
President**

**Loree Blough  
Vice President**

**Joyce Taylor  
Co-Treasurer**

**Alex Presley  
Co-Treasurer**

**John Park  
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. If you wish to speak on an item contained in the agenda, please sign on the Sign-in/Speaker Request sheet identifying the item(s) and your name will be called during the Homeowner Forum period at the beginning of the meeting. 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 (VIA ZOOM CONFERENCE CALL)**

**IV. HOMEOWNER APPEAL**

**A. CONSIDERATION OF HOMEOWNER APPEAL – 27602 HIDDEN TRAIL**

**Proposed Action:** To consider the homeowner appeal.

**V. EXECUTIVE SESSION REPORT**

- Report on Executive Session Meetings of May 19, 2020 and May 21, 2020.

**VI. CONSENT CALENDAR**

**Proposed Consent Calendar Resolution:** To approve Consent Calendar resolutions for agenda items VI-A through VI-D.

**A. CONSIDERATION OF APPROVAL OF MAY 19, 2020 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated May 19, 2020 as presented.

**B. CONSIDERATION OF APPROVAL OF JUNE 11, 2020 OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated June 11, 2020 as presented.

**C. CONSIDERATION OF APPROVAL OF THE APRIL 30, 2020 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail

Ranch Owners Association dated April 30, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,542,385 in reserve funds, \$1,643,531 in operating funds, \$8,400 in Petty Cash, and \$482,432 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,676,748.

Year to date Assessment Revenue totals \$1,849,941 compared to the budgeted \$1,844,577.

Year to date Total Consolidated Revenue is \$2,745,477 compared to the budgeted \$2,773.656.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$161,940 compared to the budgeted increase of \$345,157. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$388,804 compared to the budgeted of \$311,428. Year to date reserve funding is \$369,448 compared to a budget of \$328,950. The variance is reserve interest income.

**D. CONSIDERATION OF APPROVAL TO RECORD LIEN ON ONE (1) PROPERTY**

**Proposed Resolution:** To authorize and instruct Management to record a lien on one (1) delinquent account 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:

Date	Account No.	Total Amt Due
6/5/20	1169-02	\$1,725.00

Supplemental Delinquency Statistics for the Open Session Minutes:

- Two (2) past owner delinquencies total \$4,009 in assessments and \$599 in assessment judgments.
- One hundred and two (102) current owner past due delinquencies total \$79,227 in assessments and \$4,180 in assessment judgements.
- The collection attorney is currently working on thirteen (13) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.4% of the annual assessment budget.

**End of Consent Calendar**

## VII. OLD BUSINESS

### A. CONSIDERATION OF SWIM AND TENNIS CENTER HOURS OF OPERATION

**Proposed Action:** To consider extending the hours of operation from the current 7 a.m.- 7:00 p.m. to the proposed 6:00 a.m. – 8:00 p.m.

## VIII. NEW BUSINESS

### A. APPLICATION FOR TYPE 51 AND TYPE 58 BEVERAGE LICENSE

**Proposed Action:** To provide to the clubhouse and associated facilities, on a limited basis, a beer, wine and spirit service. This service would be for homeowners, equestrian stall boarders, club members & their guests only.

### B. CONSIDERATION OF JUNE CONCERT POSTPONEMENT AND CONCERT SEASON SCHEDULE

**Proposed Action:** To approve postponement of the June 26, 2020 summer concert and to discuss tentative rescheduling to September subject to state and local approval to hold.

### C. CONSIDERATION OF SWIM VELOCITY REQUEST TO RESUME USE OF THE SWIM CENTER FOR TRAINING

**Proposed Action:** To approve the request subject to signing an amendment to the contract confirming Swim Velocity shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Swim Velocity to ensure compliance with the State and County health departments.

### D. CONSIDERATION OF SEA STALLION SCUBA TO RESUME USE OF THE SWIM CENTER FOR SCUBA LESSONS

**Proposed Action:** To approve the request subject to signing an amendment to the contract confirming Sea Stallion Scuba shall develop and implement a disease management plan in compliance with State and County health departments regulations. It shall be the sole responsibility of Sea Stallion Scuba to ensure compliance with the State and County health departments.

## IX. REPORTS

- Architectural Review
- Communications
- Community Events
- Emergency Preparedness
- Equestrian Center

- Landscape Committee
- Landscape - Sunset
- Solar Energy
- Swim Center
- Tennis Center
- Trails / Common Area

**X. CORRESPONDENCE**

**Action Required:** To receive and file

**XI. NEXT MEETING**

The next Open Session Board of Directors meeting is July 21, 2020 at 7:30 p.m.

**XII. ADJOURNMENT**