



NELLIE GAIL RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

OPEN SESSION AGENDA

TUESDAY, SEPTEMBER 17, 2024  
7:30 PM

AT THE ASSOCIATION CLUBHOUSE  
25281 EMPTY SADDLE DRIVE

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**BOARD MEMBERS**

**Mark Fisk**  
*President*

**Loree Blough**  
*Vice President*

**John Park**  
*Co-Treasurer*

**Holly Permech**  
*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-E.

**A. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated August 20, 2024 as presented.

**B. CONSIDERATION OF APPROVAL OF OPEN SESSION MINUTES**

**Proposed Resolution:** To approve the Open Session Minutes dated August 27, 2024 as presented. (John Park Absent)

**C. CONSIDERATION OF APPROVAL OF THE JULY 31, 2024 FINANCIAL STATEMENTS**

**Proposed Resolution:** To approve the financial statements for the Nellie Gail Ranch Owners Association dated July 31, 2024, per the following:

The Consolidated Balance Sheet reflects \$3,563,445 in reserve funds, \$2,290,083 in operating funds, \$8,400 in Petty Cash, and \$732,930 in Stall, Trail and Architectural Deposits for a total cash balance of \$6,594,858.

Year to date Assessment Revenue totals \$2,732,077 compared to the budgeted \$3,072,908.

Year to date Total Consolidated Revenue is \$4,869,441 to the budgeted \$5,007,868.

The Consolidated Net Increase for the **month** prior to adjustments for depreciation is \$254,783 compared to the budgeted increase of \$370,653. Consolidated Net Income **year to date** prior to adjustments for depreciation is \$466,608 compared to the budgeted increase of \$362,051. Year to date reserve funding is \$693,213 compared to a budget of \$607,800. The variance is reserve interest income.

**D. 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:

Date	Account No.	Total Amt Due
9/3/24	0074-02	\$1,961.02
9/3/24	0453-02	41,930.65
9/3/24	0686-02	\$1,980.27
9/3/24	1084-01	\$2,292.60
9/3/24	1140-01	\$1,985.25
9/3/24	1394-02	\$1,985.25

**E. DELINQUENCY STATISTICS FOR JULY 2024**

Delinquency Statistics for the Open Session Minutes:

- There is one past homeowner delinquency.
- Seventy-five (75) current owner past due delinquencies total \$65,806 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 2.5% of the annual assessment budget.

**End of Consent Calendar**

**IV. NEW BUSINESS**

**A. CONSIDERATION OF APPOINTMENT OF HISTORICAL COMMITTEE MEMBER**

**Proposed Resolution:** To approve appointment of Patricia Thee to serve as member of the Historical Committee through January 31, 2025, subject to complying with the Committee Member Criteria standards adopted October 19, 2021 and signing the Community Leader Code of Conduct.

**B. CONSIDERATION OF FORMATION OF COMMITTEE TO EVALUATE FIBER NETWORK OPPORTUNITIES**

**Proposed Action:** To consider forming a Committee to evaluate fiber network opportunities within Nellie Gail Ranch. If formed the Board may consider appointment of Nivin Singh to the Committee.

**C. ACCEPTANCE OF RESIGNATION FROM COMMITTEE**

**Proposed Resolution:** To accept the resignation of David Robbins from the Landscape Committee and extend a vote of thanks for his service on the Committee since October 2021.

**D. CONSIDERATION OF APPROVAL OF OCTOBER 2024 THROUGH SEPTEMBER 2025 EVENT CALENDAR AND EVENT BUDGET**

**Proposed Action:** Review the proposed calendar of events for 2024-25 and confirm approved events and associated budgets. Events may be deleted or added according to Board preference.

**E. CONSIDERATION OF APPROVAL OF ADJUSTMENT TO 2024-25 FISCAL YEAR BUDGET**

**Proposed Action:** To approve incorporating a Historical Committee budget line item in the amount of \$1,000 to the 2024-25 Budget effective October 1, 2024. The Contingency budget will be reduced by the same amount.

**F. CONSIDERATION OF APPROVAL TO SUBMIT PROPOSED GUIDELINES TO THE MEMBERSHIP FOR REVIEW AND COMMENT**

**Proposed Action:** To consider submitting to the membership for review and comment, draft guidelines related to lighting, surveillance camera and sound emitting devices in proximity to equestrian easements. The proposed revisions may be considered for adoption at the November 19, 2024 meeting subject to review of membership comments.

**G. CONSIDERATION OF APPROVAL OF PROPOSAL FROM SHINE ILLUMINATION FOR HOLIDAY LIGHTING AND DECORATIONS**

**Proposed Resolution:** To approve a proposal from Shine Illumination for installation of holiday lights and decorations at a total cost of \$13,905.

**V. EXECUTIVE SESSION MEETING REPORT**

**Action:** To receive and file the Executive Session Meeting Report.

**VI. REPORTS**

- Architectural Review Committee Meeting
- Community Events
- Communications Report
- Equestrian Center Managers Report
- Executive Report
- Quezada Landscape Report
- Solar
- Swim
- Tennis / Pickleball Center
- Tennis/PB/Swim Memberships
- Trails / Common Area

**VII. RECEIVE AND FILE CORRESPONDENCE**

**VIII. NEXT MEETING**

The next Open Session meeting will be October 15, 2024.

**IX. ADJOURNMENT**



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

**EXECUTIVE SESSION AGENDA**

**TUESDAY, SEPTEMBER 17, 2024 - 6:00 PM**

**AT THE ASSOCIATION CLUBHOUSE**

**AGENDA**

- I. CALL TO ORDER**
- II. CONSIDERATION OF APPROVAL OF AUGUST 20, 2025 EXECUTIVE SESSION MINUTES**
- III. REVIEW OF THE SEPTEMBER 2024 LEGAL REPORT**
- IV. EXECUTIVE SESSION ACTION ITEMS**
  - A. CONSIDERATION OF APPROVAL OF RELEASE AGREEMENT**
  - B. CONSIDERATION OF WATERING HOLE CONCESSION AGREEMENT RENEWAL AND PURCHASE OF KITCHEN APPLIANCE**
  - C. RATIFY APPROVAL OF REPLACEMENT OF SPA HEATER**
  - D. CONSIDERATION OF PHASE 2 PEPPER TREE INFESTATION TREATMENTS**
- V. COLLECTIONS / DELINQUENCIES**
  - A. RECEIVE AND FILE COMMUNITY LEGAL ADVISORS' COLLECTION REPORT AND FIRST SERVICE RESIDENTIAL DELINQUENCY REPORT**
  - B. CONSIDERATION OF APPROVAL TO SERVE DEBTOR BY PUBLICATION**
- VI. REVIEW OF VIOLATION REPORT**

**Proposed Action:** To receive and file the report.
- VII. NEXT MEETING OCTOBER 15, 2024 AT 6:00 P.M.**
- VIII. ADJOURNMENT**