



April 2021

The PONY EXPRESS

Nellie Gail Ranch

Community Newsletter



INSIDE:

Tennis Center News
Equestrian Center News
Swim Center News

APRIL ISSUE:

Ranch Recipe
Neighbor Spotlight
Cover Photo by Ken Jackson



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Board of Directors


Loree Blough	PRESIDENT
Joyce Taylor	VICE PRESIDENT
Alex Presley	CO-TREASURER
John Park	CO-TREASURER
Mark Fisk	SECRETARY

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The *Pony Express* publishes articles that are relevant to the community or are directly related to property maintenance and community activities in NGROA and are in support of the Association's purpose to preserve property values within the community. The Editor reserves the right to refuse, edit or modify any submitted material and the editor's decision is final. Submissions selected for publication by the Editor may be edited according to the space limitations of each specific issue. Publisher cannot be held responsible for copyright breaches arising from any materials supplied by a third party. NGROA Board of Directors and employees are not responsible for any errors, inaccuracies or claims in articles or advertisements printed herein. Any opinions stated herein are solely those of the individual authors and do not necessarily reflect the opinions of NGROA or its representatives.

NOTE: When community events take place, photographers may be present to take photos that may be used in this publication.

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Important Numbers

(949) 425-1477	Association Office
(949) 831-6660	Nellie Gail Ranch Tennis and Swim Club
(949) 371-1595	Nellie Gail Ranch Equestrian Center
(949) 533-0241	Equestrian Center (Emergency)
(800) 696-0678	Sunset Landscape (Irrigation Leaks)
(714) 971-2421	Vector Control
(877) 728-0446	CRandR (Trash Pickup)
(949) 831-2500	Moulton Niguel Water District
(800) 411-7343	SDGandE
(800) 427-2200	Southern California Gas Company
(949) 470-3045	Animal Control (Mission Viejo Shelter)

County of Orange

911	Emergencies
211	County Service Information
(949) 770-6011	Sheriff's Dispatch - Non Emergency
(949) 707-2600	City of Laguna Hills
(949) 707-2650	Laguna Hills City - Weed Abatement
(800) 611-7343	SDGandE Emergencies/Outages

Assessment Remittance Address

Please remit all assessments to:
P.O. Box, 62053, Newark, NJ 07101-8060
or drop off at the Association Office.

Mission Statement

To take all reasonable and necessary steps to preserve and improve the unique value of living in Nellie Gail Ranch and to enhance the overall sense of community.

Board of Directors Meetings

The April Open Session Board Meeting and Open Homeowner Forum is currently scheduled for April 20, 2021. Due to state restrictions on gatherings the meeting will be held via ZOOM:

Board Meeting April 20, 2021 at 7:30 p.m.

The agenda will be posted in the Association Office and on the NGR website on the Friday prior to the meeting, or you may contact the Association Office to obtain agenda information. All homeowners are welcomed and encouraged to attend the meetings.

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

Dial in #: 669 900 6833

Meeting ID: 851 7563 8654

Passcode: 623105

Architectural Review Committee

Architectural Review Committee meetings are generally held the second Tuesday of each month at 7:00 pm at the Association Office. Completed applications must be submitted to the Association Office at least 10 business days prior to the ARC meeting. Please check the calendar in each issue of the Pony Express for exact submittal deadlines and ARC meeting dates.

Association Committees

The Nellie Gail Ranch Owners Association has several committees comprised of Homeowners that provide support to the Board of Directors on selected Community topics. For more information or to join any of our Committees, please contact the Association Office at (949) 425-1477.

Architectural Review Committee

Emergency Preparedness Committee

Equestrian Committee

Events Committee

Landscape Committee

Security Committee

Trails and Safety Committee

Manager's Message

By Brian Mitchell



April is not just the start of Spring, it is also the start of the second half of Nellie Gail Ranch's fiscal year. We now have a half year of projects behind us that include trail fencing replacement, basketball court resurfacing at Gallup Park and Hidden Trail Park, Swim Center fence repairs and painting, pool pump and motor replacement, and fabrication of Equestrian Center Barn B stall doors and emergency access gate.

We are also currently in the midst of completing the Equestrian Center Clubhouse interior work replacing the kitchen, and renovating the restrooms and interior space.

The start of the second half of the fiscal year brings a heightened focus on scheduling additional important reserve and associated projects to maintain and improve the community amenities. Of interest to homeowners may be our focus on the Clubhouse restrooms to bring them up to a higher standard this fiscal year. The Board is also looking into the design and installation of a clubhouse and business office sprinkler system to meet fire codes that will protect our recreation building, improve safety and allow for more flexible use of the clubhouse for social gatherings. Aside from those larger-scale projects, we are looking into many smaller projects that will finish off the year. Some you won't notice, like irrigation controllers and volleyball sand. Some freshen the aesthetics and extend useful lifelike seal and repair of the Recreation Center parking lot and resurfacing of tennis court surface. And, some are incidental, like tree replacement, picnic tables, and trash containers.

All, however, are important to the enjoyment of the community by our homeowner members, Equestrian boarders, and Recreation Center Members. We are also careful and mindful of where the money comes from that funds these important projects. Projects under consideration like the fire sprinkler project will come from contingency and capital funds. The restroom project will be funded from a combination of Tennis, Swim, and Association reserve and operating budgets. Reserve projects in Nellie Gail Ranch, such as those listed above, are funded half by homeowner assessments and half by cost center revenue. Tennis and Equestrian reserves are 100% funded by membership revenue, and the Swim Center is one-third funded by membership revenue.

We look forward to working on and completing these projects on your behalf. Meanwhile, if you have any special requests related to maintenance, we want to hear from you!! Send us your photo and/or comments to admin@nelliegailranch.org.



Architectural Reviews

The following properties submitted plans to be reviewed by the Architectural Review Committee on March 9, 2021.

The Next Deadline for ARC Submittal is April 27, 2021.

ADDRESS	PROJECT	RESULTS
24912 Buckskin	Painting of Home/Shed/Fencing	Denied
25462 Wagon Wheel	Solar	Denied
25031 Buckboard	Front & Rear Landscape/Hardscape,/ Chicken Coop	Approved with Conditions
26591 Dapple Grey	Painting of Home	Approved
25762 Dillon	Driveway Replacement	Approved with Conditions
25881 Hitching Rail	Swimming Pool/Patio Covers	Denied
27575 Fargo	Tree removals	Approved with Conditions
25272 Derbyhill	Resubmittal Hardscape/Landscape	Approved with Conditions
27281 Hidden Trail	Hardscape/Covered Patio/Exterior Changes	Denied
25242 Derbyhill	Revised Fencing	Approved with Conditions
25441 Spotted Pony	Pool/Deck	Approved
27162 Westridge	Fencing	Approved
25662 Pinto	Addition to house >300 sq ft/Painting of Home	Approved with Conditions
25502 Lone Pine	Painting of Home	Approved
26192 Hitching Rail	Painting of Home	Approved
26016 Red Corral	Pool & Spa	Approved
27122 Shenandoah	Driveway Pavers	Approved
24951 Mustang	Landscape/Hardscape	Denied
27472 Maverick	Addition <300 sq ft/Patio Cover/Painting	Approved with Conditions
25252 Derbyhill	Revised Patio Door	Approved with Conditions
26872 Highwood	Landscape	Approved with Conditions
25911 Hitching Rail	Shed	Approved with Conditions

Any exterior change to your home or property requires approval. Please consult the Architectural Guidelines available at www.NellieGailRanch.org. Submissions for approval are due by 5:00 PM ten business days prior to the meeting date. Please see the calendar at the back of the Pony Express or contact the Association Office at (949) 425-1477 for specific meeting dates and deadlines or with any questions pertaining to your proposed project.

Board of Directors Meeting

NELLIE GAIL RANCH OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING OPEN SESSION

VIA ZOOM CONFERENCE CALL

TUESDAY, JANUARY 19, 2021

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:30 p.m. via Zoom conference call due to the Coronavirus pandemic state mandated restriction on gatherings.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
Alex Presley
John Park
Joyce Taylor

MANAGEMENT

Brian Mitchell, General Manager
Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

Seven (7) Homeowners attended the Open Homeowner Forum via the ZOOM link.

III. CONSIDERATION OF HOMEOWNER APPEAL TO REQUEST APPROVAL OF THE NOTICE OF COMPLETION AND RETURN OF DEPOSIT – 26132 RED CORRAL

Motion: Fisk

Second: Park

Resolution: To deny the appeal and require submittal of "as-built" plans to the ARC for review.

The motion carried unanimously.

IV. COMMITTEE APPOINTMENTS

A. CONSIDERATION OF APPOINTMENT OF ARCHITECTURAL REVIEW COMMITTEE MEMBERS

Motion: Park

Second: Taylor

Resolution: To approve appointment of the following Nellie Gail Ranch Members to serve as Members of the Architectural Review Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct Acknowledgment.

- Vanessa Kon - Member
- Stephen Davis - Member
- Brian Von Helmolt - Member
- Ken Robertson – (Alternate Member)

The motion carried unanimously.

B. CONSIDERATION OF APPOINTMENT OF EMERGENCY PREPAREDNESS COMMITTEE MEMBERS

Motion: Park

Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the Emergency Preparedness Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct.

- Deirdre Spalding – Current Member
- Dennis Blough – Current Member
- Don Caskey – Current Member
- John Park – Current Member
- Julia Scholtes – Current Member
- Ken Cheng – Current Member
- Loree Blough – Current Member
- Robert Bettey – Current Member

The motion carried unanimously.

C. CONSIDERATION OF APPOINTMENT OF EQUESTRIAN COMMITTEE MEMBERS

Motion: Park
Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the Equestrian Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct Acknowledgment.

- Gigi Bourke – Equestrian Committee Member, Pony Club Co District Commissioner
- Jan Curtis – Equestrian Center Instructor
- Jennifer Portnoff – Seasonal Boarder, Pony Club Co District Commissioner
- Dolores Caringella – Equestrian Center Boarder
- Liz Abdo – Equestrian Center Boarder

The motion carried unanimously.

D. CONSIDERATION OF APPOINTMENT OF EVENTS COMMITTEE MEMBERS

Motion: Park
Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the Events Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct.

- Loree Blough
- Alex Presley
- Susan Phillips
- Holly Perme

The motion carried unanimously.

E. CONSIDERATION OF APPOINTMENT OF LANDSCAPE COMMITTEE MEMBERS

Motion: Park
Second: Taylor

Resolution: To approve appointment of the following Nellie Gail Ranch Members to serve as Members of the Landscape Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct Acknowledgment.

- Cathy Chamberlin – Current Member
- Sanjay Mathur – Current Member
- Toby Nassif – Current Member

The motion carried unanimously.

F. CONSIDERATION OF APPOINTMENT OF SECURITY COMMITTEE MEMBERS

Motion: Park
Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the Security Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct Acknowledgment.

- Pat Barry
- Steven Beeuwsaert
- Stephen Blythe
- Tom Burns
- Rick Eram
- Ed Fuller
- William Hunt

The motion carried unanimously.

G. CONSIDERATION OF APPOINTMENT OF TRAILS & SAFETY COMMITTEE MEMBERS

Motion: Park
Second: Taylor

Resolution: To approve appointment of Nellie Gail Ranch Members to serve as Members of the Trails & Safety Committee through January 31, 2022 subject to signing the Community Leader Code of Conduct Acknowledgment.

- Dolores Caringella
- Donna MacGillivray
- Linda Mudd
- Liz Abdo
- Pamela Fraser
- Viviana Mamolo

The motion carried unanimously.

V. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on November 17, 2020 via Zoom Conference Call. Actions taken included:

- Approval of the October 15, 2020 and November 6, 2020 Executive Session Meeting Minutes as submitted.
- Reviewed status of litigation in preparation for mediation.
- Denied homeowner appeal – 26872 Highwood
- Reviewed with counsel member comments & draft of proposed revisions regarding ADU & JADU

- Approved legal retainer agreement with Whitney/Petchul
- Resolved dispute with vendor receiving credit for deposit paid.
- Approved to have the Security Committee evaluate Flock Safety Entry Camera System and present a recommendation to the Board.
- Approved holiday recognition for committee members & staff
- Received and filed the Collection and Delinquency Reports.
- Received and filed Violation Report and reviewed architectural enforcement matters.

Special Executive Session Pre-Trial Mediation Meeting December 18, 2020 via Zoom Conference Call.

- Attended and participated in a mediation for the Reames v. NGROA matter.

VI. CONSENT CALENDAR

Motion: Presley

Second: Fisk

Resolution: To approve Consent Calendar resolutions for agenda items VI-A-VI-G.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF NOVEMBER 17, 2020 OPEN SESSION MINUTES

Resolution: To approve the Open Session Minutes dated November 17, 2020 as presented.

B. CONSIDERATION OF APPROVAL OF THE OCTOBER 31, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated October 31, 2020, reflecting the following:

The Consolidated Balance Sheet reflects \$3,098,963 in reserve funds, \$2,056,036 in operating funds, \$8,400 in Petty Cash, and \$523,947 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,687,346.

Year to date Assessment Revenue totals \$737,984 compared to the budgeted \$662,697.

Year to date Total Consolidated Revenue is \$872,572 to the budgeted \$799,572.

The Consolidated Net Increase for the month prior to adjustments for depreciation is

\$506,894 compared to the budgeted increase of \$367,472. Consolidated Net Income year to date prior to adjustments for depreciation is \$506,894 compared to the budgeted increase of \$367,472. Year to date reserve funding is \$115,739 compared to a budget of \$114,900. The variance is reserve interest income.

C. CONSIDERATION OF APPROVAL OF THE NOVEMBER 30, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated November 30, 2020, reflecting the following:

The Consolidated Balance Sheet reflects \$3,099,824 in reserve funds, \$2,055,608 in operating funds, \$8,400 in Petty Cash, and \$519,496 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,683,328.

Year to date Assessment Revenue totals \$835,545 compared to the budgeted \$662,697. The variance is advance annual payments by homeowners.

Year to date Total Consolidated Revenue is \$1,108,758 to the budgeted \$936,447. The variance is advance annual payments by homeowners

The Consolidated Net Increase for the month prior to adjustments for depreciation is \$10,688 compared to the budgeted decrease of \$151,513. Consolidated Net Income year to date prior to adjustments for depreciation is \$517,582 compared to the budgeted increase of \$215,959. Year to date reserve funding is \$116,600 compared to a budget of \$114,900. The variance is reserve interest income.

D. CONSIDERATION OF APPROVAL TO RECORD LIENS

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 #	TOTAL AMT DUE
1/5/21	0157-02	\$908.00
1/5/21	0377-01	\$908.00
1/5/21	0634-02	\$908.00
1/5/21	0640-02	\$1,139.00
1/5/21	1069-02	\$782.00
1/5/21	1084-01	\$908.00
1/5/21	1086-01	\$908.00
1/5/21	1093-01	\$908.00
1/5/21	1324-01	\$908.00

Delinquency Statistics for the Open Session Minutes:

- Three (3) past owner delinquencies total \$75 in assessments and no assessment judgments.
- Fourteen (14) current owner past due delinquencies total \$30,743 in assessments and \$4,660 in assessment judgments.
- The collection attorney is currently working on nine (9) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 1.16% of the annual assessment budget.

E. CONSIDERATION OF APPROVAL OF 2019-20 YEAR END AUDIT AND MAILING

Resolution: To approve the September 30, 2020 year-end annual audited financial statements for distribution to the Membership, and,

To approve mailing through Innovative Printing Solutions at an amount not to exceed \$2,600, plus additional postage estimated at \$550, to print and mail the Annual Audit and associated documents on CD ROM to the membership by January 31, 2021.

F. CONSIDERATION OF APPROVAL OF 2019 TAX RETURNS FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

Resolution: To approve the 2019 tax returns for the fiscal year ended September 30, 2020.

G. CONSIDERATION OF SCHEDULING THE 2021 ANNUAL MEETING OF THE MEMBERSHIP / BOARD OF DIRECTORS ELECTION

Resolution: To approve Wednesday, June 2, 2021 at 6:30 p.m. as the date and time of the Annual Meeting of the Membership / Board of Directors Election and tentatively, Wednesday, June 9, 2021, at 6:30 p.m. as the Reconvened Meeting date and time.

End of Consent Calendar

VII. OLD BUSINESS - None

VIII. NEW BUSINESS

A. CONSIDERATION OF BAR / KITCHEN DESIGN - PERMITTING - BIDDING – BEVERAGE SELECTION AND FUTURE PURCHASE

Motion: Presley

Second: Taylor

Resolution: To authorize following issuance by the ABC of the interim beverage license an amount of \$4,500 for purchase of wine and beer to stock the bar in readiness for opening at such time as state guidance and permitting allow.

The motion carried unanimously.

B. CONSIDERATION OF WINE, BEER AND SHOT GLASS SALES VIA WEBSITE OR DIRECT PURCHASE

Motion: Fisk

Second: Presley

Resolution: To approve pricing and commencement of sales of wine, beer and shot glasses via direct sales or the website.

The motion carried unanimously.

C. CONSIDER FUTURE OPPORTUNITIES TO SOLICIT SPONSORSHIPS AND REVIEW OF EXISTING SPONSORSHIP GUIDELINES

Motion: Park

Second: Presley

Resolution: This item was tabled for further review.

The motion carried unanimously.

IX. REPORTS

The following reports were received and filed by the Board: Architectural Review, Communications, Community Events, Emergency Preparedness, Equestrian Center, Landscape – Sunset, Solar Energy, Swim Center, Tennis/Pickleball Center, and Trails/Common Area.

X. CORRESPONDENCE

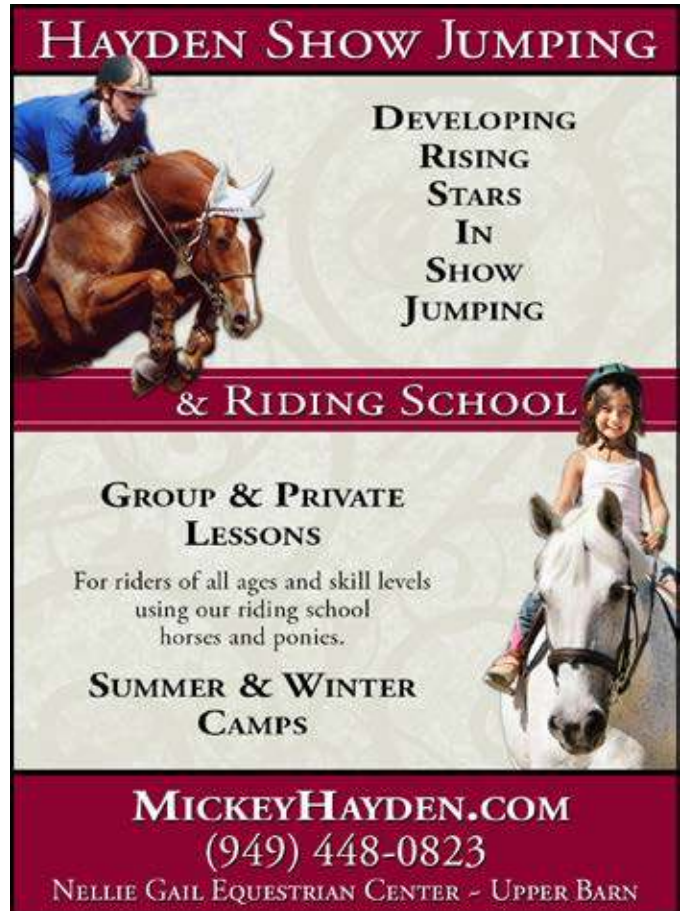
Correspondence was received and filed.

XI. NEXT MEETING

The next Open Session Board of Directors meeting will be held on Tuesday, February 16, 2021 at 7:30 p.m.

XII. ADJOURNMENT

The meeting was adjourned at 8:10 p.m.



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Please Confirm your Owner of Record Information

A ballot for the June 2, 2021 election of directors will be mailed to all homeowners prior to May 1, 2021. Now is a great time to review the owner of record information we have on file so it can be corrected according to any title changes that may have occurred on your property since your purchase. The mailing label on this issue of The Pony Express contains the address of record for mailing of your ballot and the names of owners, Members of Record (on title), who will appear on the voter list who are qualified to cast the ballot. Additionally, your April 2021 quarterly assessment statement will reflect the information we have as to Members of Record and your preferred mailing address. Only members of record may vote. Please review the names and mailing address on your assessment statement and if there is an additional person on title, trustee or person with power of attorney for your home, please provide us copy of the title or power of attorney and a request to revise the information prior to April 15, 2021. Likewise, if you have an alternative preferred address for the ballot and assessment billings to be mailed, please provide prior to April 15, 2021. Revisions will be incorporated to the voter list. You may e-mail to admin@nelliegailranch.org or send by mail to 25211 Empty Saddle Drive, Laguna Hills, CA 92653.

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

VIA ZOOM CONFERENCE CALL

TUESDAY, FEBRUARY 16, 2021

I. CALL TO ORDER

The Open Session meeting of the Nellie Gail Ranch Owners Association was called to order at 7:35 p.m. via Zoom conference call due to the Coronavirus pandemic state mandated restriction on gatherings.

DIRECTORS PRESENT

Mark Fisk
Loree Blough
Alex Presley
John Park
Joyce Taylor

MANAGEMENT

Brian Mitchell, General Manager
Dennis Moss, Operations Manager, Parks & Recreation Facilities

II. HOMEOWNER FORUM

Four (4) Homeowners attended the Open Homeowner Forum via the ZOOM link.

III. APPOINTMENT OF NOMINATING COMMITTEE AND INSPECTOR OF ELECTION

A. APPOINTMENT OF NOMINATING COMMITTEE

Motion: Taylor

Second: Presley

Resolution: To appoint homeowners Tom Farr, Eric Pezold and Board member, John Park to serve on the Nominating Committee for the 2021 election.

The motion carried unanimously.

B. APPOINTMENT OF INSPECTOR OF ELECTION AND APPROVAL OF INSTRUCTIONS TO INSPECTOR

Motion: Taylor

Second: Park

Resolution: To approve appointment of The Ballot Box as Inspector of Election for the June 2, 2021 Annual Meeting and Election of Directors and subsequent June 9, 2021 reconvened meeting as may be scheduled, and to approve the Instructions to Inspector or Election.

and,

To approve the deadline date of no later than May 1, 2021 for the ballot mailing.

and,

To confirm ballot return postage will be paid by the Association at a cost of \$0.69 per returned ballot.

The motion carried unanimously.

IV. EXECUTIVE SESSION REPORT

The regularly scheduled Executive Session meeting was held on January 19, 2021 via Zoom Conference Call. Actions taken included:

- Approval of the November 17, 2020 and December 18, 2020 Executive Session Meeting Minutes as submitted.
- Reviewed status of litigation in preparation for mediation.
- Approval of staff job description
- Approval of basketball court resurfacing
- Approval of computer server replacement & software
- Approval of Association Reserves to prepare the 2021-22 Reserve Study
- Approval of trail tree trimming
- Approval of cabinet doors for the clubhouse back bar
- Received and filed the Collection and Delinquency Reports.
- Approval of collection account actions and write-offs
- Received and filed Violation Report and reviewed architectural enforcement matters.

V. CONSENT CALENDAR

Motion: Fisk

Second: Park

Resolution: To approve Consent Calendar resolutions for agenda items V-B through V-C. Item A, January 19, 2021 minutes was tabled for March 16, 2021 review.

The motion carried unanimously.

A. CONSIDERATION OF APPROVAL OF JANUARY 19, 2021 OPEN SESSION MINUTES

Tabled for March 16, 2021 review.

B. APPROVAL OF THE DECEMBER 31, 2020 FINANCIAL STATEMENTS

Resolution: To approve the financial statements for the Nellie Gail Ranch Owners Association dated December 31, 2020 reflecting the following:

The Consolidated Balance Sheet reflects \$3,189,021 in reserve funds, \$1,839,672 in operating funds, \$8,400 in Petty Cash, and \$524,746 in Stall, Trail and Architectural Deposits for a total cash balance of \$5,561,839.

Year to date Assessment Revenue totals \$961,901 compared to the budgeted \$662,697.

Year to date Total Consolidated Revenue is \$1,381,837 compared to the budgeted \$1,073,510.

The Consolidated Net Decrease for the month prior to adjustments for depreciation is (\$99,984) compared to the budgeted decrease of (\$247,487). Consolidated Net Income year to date prior to adjustments for depreciation is \$417,598 compared to the budgeted of (\$31,528). Year to date reserve funding is \$117,427 compared to a budget of \$114,900. The variance is reserve interest income.

C. REPORT ON MEMBER DELINQUENCIES

- Two (2) past owner delinquencies total \$34 in assessments and no assessment judgments.
- One hundred thirty four (134) current owner past due delinquencies total \$102,994 in assessments and \$4,660 in assessment judgments.
- The collection attorney is currently working on nine (9) past and current homeowner accounts to collect on judgments and/or past due assessment balances.
- Total accumulated outstanding assessments total 3.89% of the annual assessment budget.

End of Consent Calendar

VI. OLD BUSINESS - None

VII. NEW BUSINESS

A. CONSIDERATION OF POOL USE HOURS BY SWIM PROGRAMMING SERVICE PROVIDER

This item was tabled until the March 2021 meeting.

VIII. REPORTS

The following reports were received and filed by the Board: Architectural Review, Communications, Community Events, Emergency Preparedness, Landscape – Sunset, Security Committee, Swim Center, Tennis/Pickleball Center, and Trails/Common Area.

IX. CORRESPONDENCE

Correspondence was received and filed.

X. NEXT MEETING

The next Open Session Board of Directors meeting will be held on Tuesday, March 16, 2021 at 7:30 p.m.

XI. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.



The flyer for Evolution Swim Academy features a blue and white color scheme with images of children swimming and playing. It promotes three main programs: A Summer Sports Camp Experience, a Spring Swim Team, and Seasonal Swim Lessons. Each program includes details on duration, pricing, and registration information. The bottom of the flyer provides the website, phone number, and social media handles.

Evolution Swim Academy

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Equestrian Center News

Photos by: Christine Stephenson

On Saturday, March 6, 2021, Nellie Gail Ranch Equestrian Center hosted our first schooling dressage show. We had perfect weather and a great turnout. The day was full of beautiful riding, great horsemanship, positive and constructive feedback from our judges, and lots of fun. The purpose of a schooling show is like a dress rehearsal for both rider and horse before performing together at the real show. This is an opportunity to perform a dressage test in front of real judges to receive a score and feedback to help guide the pair towards success in the show ring. The show ring can be an intimidating place, and a schooling show creates a "show like" atmosphere without the usual pressure of the show ring.

Before I continue, I want to thank the people who were a part of making this schooling show a success. First, this day could not have happened without our two wonderful judges, Jan Curtis and Nicole Bhathal. They gave their time to be our judges for the day and provided expert feedback to each horse and rider. The feedback from the judge's point of view was so insightful and important for both the riders and the audience. I also want to thank Jan and Nicole for helping me with all the preparation details leading up to the show. This was definitely a group effort! Next, I would like to thank all the volunteers who

were crucial to the execution of the show. We had many jobs to fill from scribes for the judges, ring stewards, timekeepers, test runners, score talliers, and so many more! I was so grateful for the enthusiastic help from so many in the Nellie Gail Ranch horse community. It truly felt like a community effort to help make this event such a success. Thank you to the Nellie Gail Ranch management for your support and help with this show. I am honored to be a part of such a wonderful community and equestrian center.

The day started with the cutest riders of the day! The leadline class had our youngest riders show the skills they have learned so far, as they are just starting their journey with horses. It was a heartwarming class that couldn't help but bring a smile to all of our faces. It was also a special time for the family of the kids who also participated in the class, either leading the horse or walking by their side for safety and encouragement. It is so important to provide encouragement to the next generation of horse riders.

Next was the test-only riders. Test-only riders mean the rider performs their chosen test and then receives a score and written feedback from the judges for each movement required in the test. Dressage has many different levels of tests, starting with Intro Level all the way up to the Grand Prix. It is up to the rider to choose





a test that suits the skill level of the horse and rider as a pair. First to enter the ring was myself riding Leif (owned by Annika Roman) performing Training level test 3, then Jenny Coury on her horse Tiller performing First Level test 1, and then myself riding Cash (owned by Liz Abdo) performing Second Level test 1.

Then we had a fantastic demonstration ride from Cassie Cherry on Whizzkid (owned by Jan Curtis). They performed the Grand Prix movements to music, which is called a freestyle. This was so exciting to watch and a treat to witness this pair in action. Thank you, Cassie, for showing us the beauty and complexity of these movements.

The participants had the option of adding a 20-minute lesson immediately following their test. These were our next riders after Cassie's demonstration and a break. First to go was Kristina Huff and her horse Goose performing Fourth level test 1. Jan and Nicole praised the wonderful execution of a very difficult test and her horse's uphill balance and willingness to go forward. Then they worked with Kristina on achieving a better connection through her right rein and how to improve the walk pirouettes. Next to ride was Julia Miller and her horse Unica performing First Level test 1. She received great feedback from the judges on the beautifully ridden test that was very correct and flowed nicely. The judges then focused on Julia achieving a better connection through the reins in each gait with a more elastic arm and upright

body position. Our last ride of the day was Carrie Gallison on her horse Jett performing Training Level test 1. She received praise from the judges for showing a true understanding of the requirements of training level and keeping a positive connection with her horse. She was then given training tips and advice on how to get to the next level.

Every horse and rider are at different phases of their training, and this schooling show was a great opportunity to show off their hard work, shake out nerves, and receive feedback to continue to progress up the levels of dressage. I look forward to hosting the next schooling show, and I hope to see you all there!

Katy Mouzis- Nellie Gail Ranch Dressage Trainer
949-973-0480
katymouzis@gmail.com



Swim Center News

Spring Is in The Air

How much has been lost over the past year? What if we looked at it as "what have we gained during the past year?" The first thing that comes to mind is perspective. What things deserve your undivided attention, what things deserve shared attention, and what deserves no attention at all? For me, this is where I gained perspective.

Over the past year, being present has taken a new meaning. The ability to multitask is a trait that has historically been praised, but in my opinion, multitasking in certain situations is just an excuse for not being present. Let's take family for instance. I have now conditioned myself to put my iPhone away the minute I walk in the house. Trust me, it's not easy. Like an addict in his first days of treatment, it took me some time to get used to the idea of not having access to my significant other (my phone, not my wife) for an extended period of time. I figured that on any given weekday, I spend approximately 11 hours per day with my phone, which is longer than I will spend with my wife and kids. In comparison, I get approximately 2 hours of time with my wife and kids before we put the kids to bed in the evenings. That's it, two hours per day. It means that if you put five weekdays together, I still spend more time hooked to my phone in one day than I will spend with my wife and kids for the entire week. That's nuts! So, I made myself small and unimportant, put the phone away, and just became present. Yeah, the first few days were hard, but as the saying goes, nothing that's easy carries much value (or something like that). My family is the reason for my being, so giving them that time has really put things into perspective for me and has taught me what's truly important in life.



Over the past year, life has not been easy on our children, as well. They've had to learn new things and have had to make adjustments, just like us. For most of our children, the past year has been pretty sedentary, with many of the activities that we become accustomed to being stripped away from us. Getting our kids off of the couch after being conditioned to "just stay home" is not easy, but as parents, we know it's right. This summer is looking very promising as many of the activities that we once had in our lives start to come back. Personally, my kids are swimming, playing t-ball, soccer, and taking music lessons. As life slowly starts to make a turn for the better, as parents, we must start to reacquaint ourselves with these activities. I'm happy to say that some of our favorite activities can be done here at Nellie Gail Ranch, close to home, by professionals that are best in class.

Our community offers great riding classes, swim team and swim lessons, tennis for all levels, and now, we are also a hotspot for pickleball. What could make this even better? How about a brand-new clubhouse, where our families can enjoy a drink after a swim or a

game of tennis. This summer, our community is going to see the return of summer camps run by the same professionals that run the year-round activities. There's a horse camp, tennis camp, and our very own sports camp. I'm willing to bet that most of these camps will have to limit attendance, so if you're going to register for these camps, you might want to do it sooner rather than later.

Perspective has taught me that we have to prioritize, multitask when appropriate, and just let some things go. I'm better today at all three than I was prior to the start of the pandemic. If there was ever a silver lining, it is this, we should all be appreciative and grateful that life gave us this restart. Some of us didn't get so lucky but for those that did and get to continue on this journey that we call life, let's agree to do it better. Let's agree that this version of ourselves needs to be better than the last because if we forget the past, good or bad, we are bound to repeat it.

Take care and have a great April.

Sincerely,

Felipe Delgado

Founder & Olympic Partner

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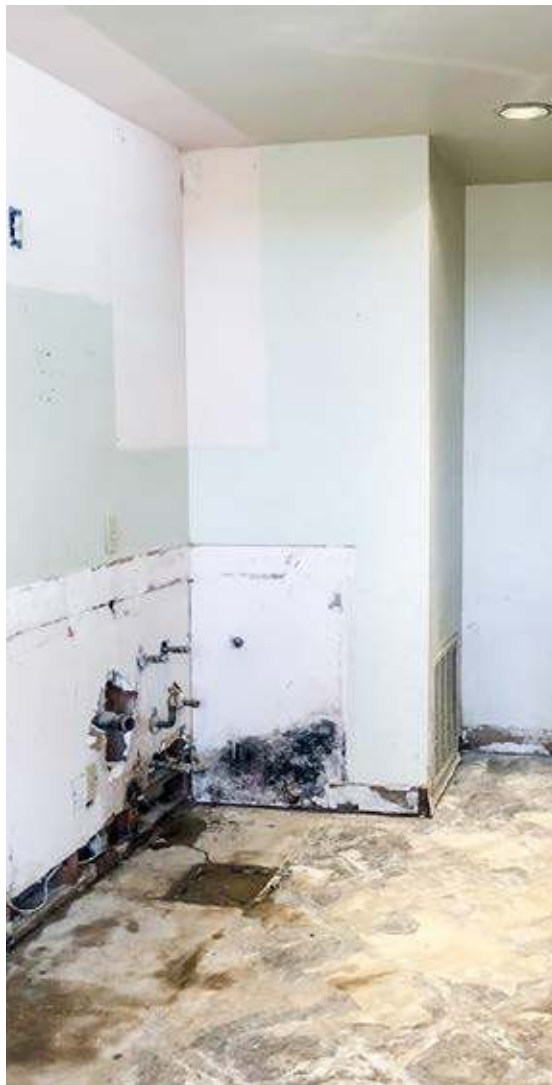
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Equestrian Center Clubhouse Improvement Project

The Equestrian Committee and Nellie Gail Ranch Board of Directors are excited to announce the timing for a long-awaited project to update our Equestrian Center Clubhouse. We finished the exterior exactly one year ago, in March 2020. We are now ready to work on the interior!

The work will include replacing all kitchen cabinets and appliances. We will be enlarging the kitchen slightly by removing an old mechanical room and will be installing a window to bring natural light into the kitchen and a view of the Upper Arena. The main Clubhouse will receive new entry and office doors, new tile flooring, and improved overhead lighting. Additionally, we will be renovating the restrooms with all new fixtures, partitions, tile, and lighting.

The project will be paid from Equestrian Reserves, which are solely funded from Equestrian Center boarding and trainer fees. The refreshed Clubhouse will result in improved use and enjoyment of the Clubhouse and will maintain our Equestrian Center as a first-class boarding and equestrian training facility.



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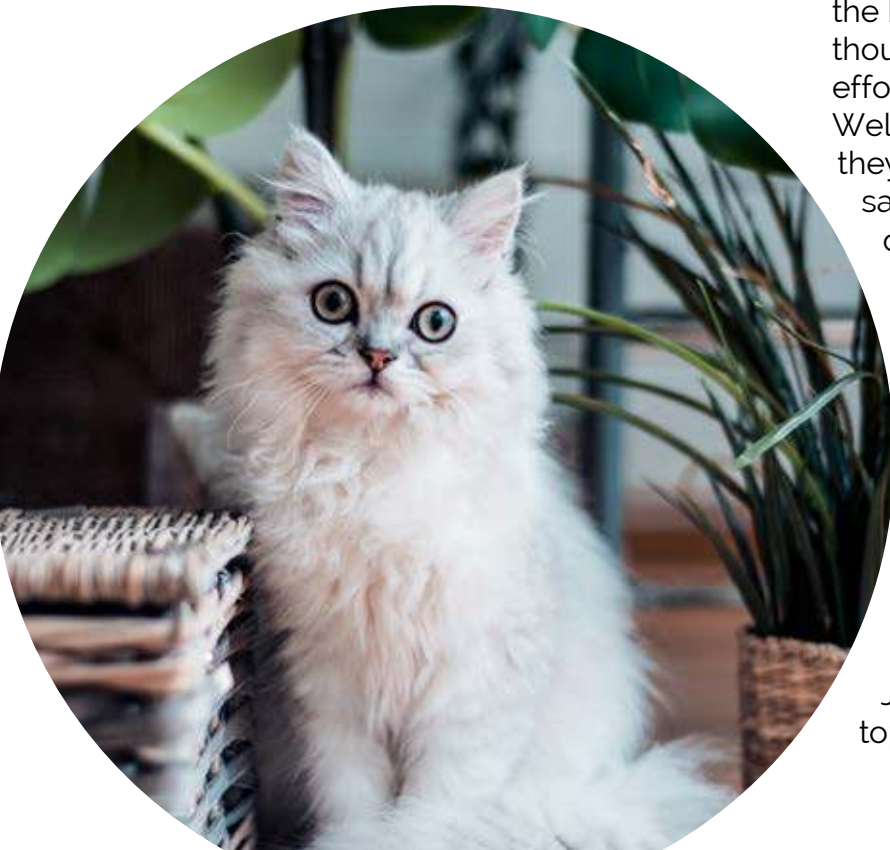
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Emergency Preparedness for Animals

By Robert Bettey, DVM



Robert Bettey, DVM, writes this month's article. Bob is a local veterinarian and long-time member of the Nellie Gail Emergency Preparedness Committee. Bob plays a critical role in our emergency planning for the equestrian center, as well as with our communications and security plans. Thank you, Bob, for your contributions to our community!

When a disaster strikes, you'll be ready to make the best of a bad situation because you've given thought to what you'll need and have made an effort to be prepared, but what about your pets? Well, they're going to prepare too. Unfortunately, they're going to prepare for the disaster the same way they prepare for every day – by depending completely and totally on you for everything they need.

To provide for your pets in an emergency, you'll need to be aware that they may not behave as they usually do. They will experience the same changes you do, but they will be unable to comprehend them.

They may be scared, fences may be down, safe water may not be flowing from your taps, and it may be very difficult to get them food and supplies.

Just as with us, shelter and water are at the top of the list of necessities for the survival of

your pets. Even though Fluffy and Muffin may have never seen a crate or carrier, it's a good idea to have one available for each of them. Just as you will feel uneasy from changes in your life, so will your pets.

Pets that are normally social and get along well with each other may become frightened and revert more to their innate self-preservation skills. Having a separate "safe" carrier for each pet may prevent him or her from injuring one another.

Arrangements should also be made for large animals too. Since we can't build separate emergency housing for them, we need to find another means to keep them safe in the event their shelter is destroyed or becomes structurally unsound. Using a neighbor's livestock area is the best option, but portable corrals or livestock panels can work very well. Another option is to have a long cotton rope and a stake to anchor it in your yard or available field. Admittedly, staking a horse that's not accustomed to it can create injuries, but it's exponentially better than letting them roam free in the city. Halters and lead ropes are a must-have item. They need to be located close to the stall where emergency personnel can easily find them, and each should be labeled with contact and location of origin information. Finding where a horse came from is often very difficult following mass evacuations.

Broodmare collars that clip around the neck with owner ID and information work well in an emergency and don't interfere with haltering or transporting. Microchipping is another safe and effective means to identify your pets should they escape or be transported to an unknown location.

Reptiles are much easier to move if need be. They can be safely kept, temporarily, in a pillowcase for transportation. Birds, hamsters, and the pet chinchilla will likely be at home in their normal residences, but consideration needs to be given to transport if they live in large cages. If you need to leave your home to survive, so do your pets. Be aware that most shelters for people will not accommodate pets in an emergency.

Now that you have a safe shelter for your pets let's consider water. Most animals can only survive a few days without water. If you own a Kangaroo Rat that can extract water from the seeds it

eats, water isn't a problem. (However, owning an endangered species may be a problem.)

Dogs and cats are relatively easy to take care of by storing bottled water. They each require about 2 to 3 cups of water per day per 25 pounds. In the case of horses, dehydration is a much bigger problem. A horse can become seriously sick and dehydrated in as little as one day. On average, a horse in this area requires about 9 gallons of water a day to survive at rest. If they are working, that amount can double. Most emergency advisors recommend keeping a 3-day supply of water on hand for individuals – the "72 Hour" kit. For livestock, this is totally inadequate; when first responders arrive on the scene in 72 hours, they aren't going to arrive in potable water trucks.

Prepare for your horse being without water for at least a week. That means one 55-gallon drum for each horse in your care for each week they may be without water. Water drums can be placed adjacent to the stall so you can use the water and refill the drums periodically, once every two months is recommended. The water should be periodically replaced to keep it fresh.

A good practice is to use the water in the drums for your horse from time to time, so they will get used to the taste and smell of the water before they are forced to drink it in an emergency.

Most of us have more than a week's food on hand for even our largest pets, so in most cases, food shouldn't require a great amount of special consideration.

Finally, keep a list of friends that can board your horse and care for your small animals in case you need to leave the area and can't take them with you. Hopefully, if you stay, their comfort will be greatly improved by the time you've spent preparing for the disaster before it happens.



Neighbor Spotlight

Princess, the miniature horse, celebrates her First birthday with Nellie Gail Ranch friends! Cookies & Carrots for all her friends and family.

Princess celebrated with other miniature horse friends, mini cows, and goats! The group often does therapy visits, parades, and fundraisers.



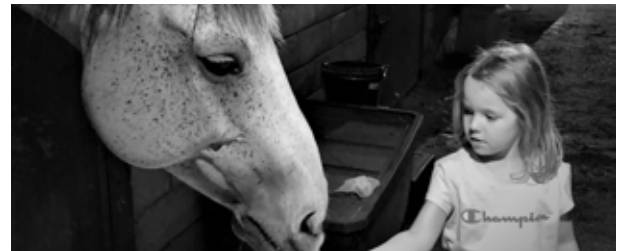
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My contact information is Ingrid.kurtapro@gmail.com 310-293-1035 - Ingrid Nadell

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In our area these grow easily and can be picked every day of the year! Also there are 18 Vegetables which grow well in our wonderful mild climate! If Saturday or Tuesday - mid to late AM is not a good time for you, ask for another day. Leave Name and Phone # for Craig Allan at 949 888 7737

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I have two college degrees. One is in music and the other is in child psychology. I also took five years of piano pedagogy from a private instructor after graduating from college. I've been teaching 25 years. My website is www.thekeyboardlady.com My email is marshyvonne13@gmail.com Phone # is 949 637 8208.

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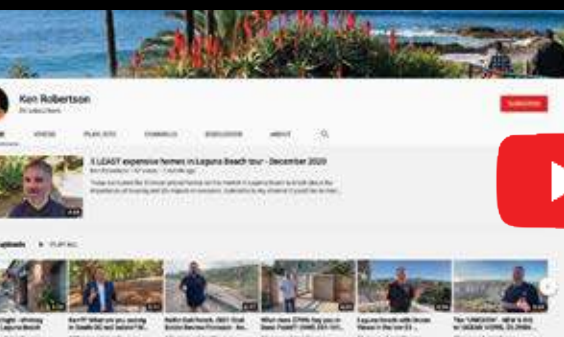
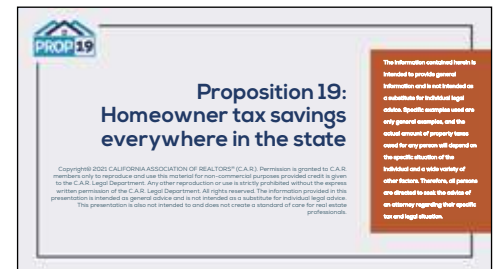


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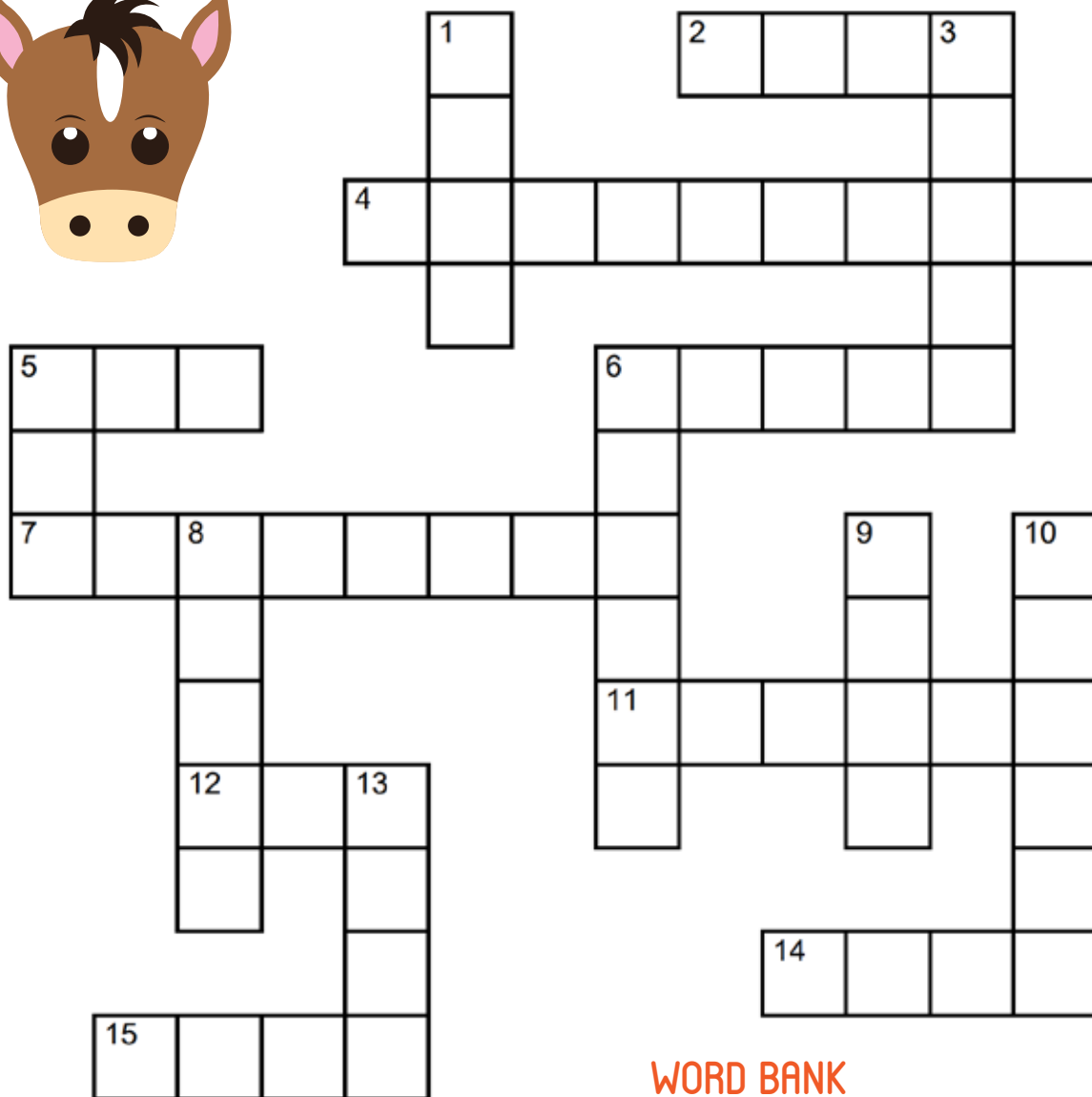


ACROSS

- 2. SHEEP
- 4. CROCODILE
- 5. FOX
- 6. DOG
- 7. DUCK
- 11. EAGLE
- 12. BEAR
- 14. DEER
- 15. KANGAROO

DOWN

- 1. HORSE
- 3. RABBIT
- 5. GOAT
- 6. PIG
- 8. CHICKEN
- 9. COW
- 10. CAT
- 13. HUMAN



WORD BANK

- | | | |
|----------|-----------|--------|
| BABY | EAGLET | KIT |
| BUNNY | FAWN | KITTEN |
| CALF | FOAL | LAMB |
| CHICK | HATCHLING | PIGLET |
| CUB | JOEY | PUPPY |
| DUCKLING | KID | |



Ranch Recipe

LEMON CHEESECAKE MOUSSE

INGREDIENTS

Crust

- 3/4 cup crushed graham crackers (6 full sheets)
- 2 Tbsp granulated sugar
- 3 Tbsp salted butter, melted

Mousse

- 2 1/2 Tbsp fresh lemon juice
- 1 1/2 Tbsp water
- 1 1/2 tsp unflavored gelatin powder
- 1 1/2 cups heavy cream
- 1 cup powdered sugar, divided
- Yellow food coloring (optional)
- 12 oz cream cheese, softened
- 1 jar lemon curd
- Sweetened whipped cream, lemon wedges, blueberries and mint for garnish

DIRECTIONS

1. In a mixing bowl whisk together graham cracker crumbs and sugar. Pour in butter and stir until evenly moistened. Divide mixture among 8 - 10 dessert cups and lightly press into an even layer, set aside.
2. Pour lemon juice and water into a small bowl. Sprinkle gelatin evenly over top, let rest 5 minutes. Meanwhile, whip heavy cream in a medium mixing bowl until soft peaks form.
3. Add in 1/3 cup of the powdered sugar, tint with yellow food coloring if desired and whip until stiff peaks form.
4. In a separate large mixing bowl whip cream cheese until smooth and fluffy. Mix lemon curd and remaining 2/3 cup powdered sugar into cream cheese mixture.
5. Heat rested gelatin mixture in the microwave on high power for 30 seconds. Whisk for 1 minute to thoroughly dissolve gelatin, then let cool 3 minutes.
6. While mixing cream cheese mixture with hand mixer, slowly pour in gelatin mixture then blend until thoroughly combined.
7. Gently fold 1/3 of the whipped cream mixture into the cream cheese mixture to lighten, then add remaining whipped cream and gently fold until combined.
8. Spoon mixture into dessert cups over graham cracker layer. Cover and refrigerate 2 hours to set. Garnish as desired. Serve cold.

April

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4 Happy Easter! 	5	6	7	8	9	10
11	12	13 ARC Meeting 7:00 PM	14	15	16	17
18	19	20 Board of Directors Meeting 7:30 PM Via Zoom Meeting	21	22	23	24
25	26	27 ARC Submittal Deadline for May 11 th Meeting	28	29	30	

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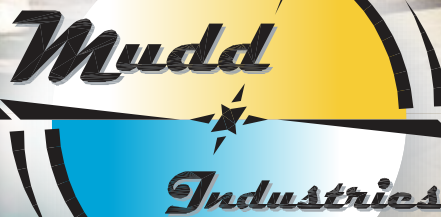
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