

**Mabury Ranch Homeowners Association
Board of Directors Meeting
March 13, 2019**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, March 13, 2019. The Meeting will be called to order at 6:30 p.m. at the Clubhouse at Anaheim Hills Golf Course, 6501 E. Nohl Ranch Road, Anaheim, California

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 - 1. January 9, 2019 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - 2. Violation walk list
 - D. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - E. Meet and Confer – 7:00 p.m.**
- III. Adjournment**
- IV. Call to Order General Session – 7:30 p.m.**
- V. Approval of Agenda**
- VI. Homeowner Forum**

3 minutes per member, not to exceed 30 minutes total per Davis-Stirling Act. The HOA CANNOT exceed a total of 30 minutes on Homeowner Forum or the Board will not have sufficient time to review the business of the Association in the allotted two hour meeting. Thank you in advance for your cooperation.
- VII. Sully Miller/Milan update**
- VIII. Approval of Meeting Minutes**
 - 1. January 9, 2019 General Session Meeting Minutes
- IX. Financials**
 - 1. Financial reports for the period ending December 31, 2018
 - 2. Financial reports for the period ending January 31, 2019
 - 3. Financial reports for the period ending February 28, 2019
 - 4. Proposed reserve reallocation
 - 5. Audit draft submitted by VanDerPol & Company for December 31, 2018
 - 6. Accounting method
 - 7. Cash flow analysis
 - 8. Approval of March check run
- X. Architectural Committee**
 - 1. Architectural review status report
- XI. Landscape Committee**
 - 1. Proposal submitted by Tropical Plaza Nursery, Inc. for monthly maintenance of two (2) additional doggy bag stations
 - 2. Recommendation from Tom Broz for landscape refurbishment
 - 3. Proposal submitted by Tropical Plaza Nursery, Inc. for Orange Park Blvd. landscape renovation and irrigation conversion
 - 4. Proposal submitted by Tropical Plaza Nursery, Inc. for Glacier landscape renovation and irrigation conversion
 - 5. Proposal submitted by Tropical Plaza Nursery, Inc. for valve repairs at center median on Serrano
 - 6. Proposal submitted by Tropical Plaza Nursery, Inc. for monument planting
 - 7. Proposal submitted by Tropical Plaza Nursery, Inc. for removal of tree roots at Yellowstone west planter

8. Proposal submitted by Tropical Plaza Nursery, Inc. for repairs to Yellowstone west and Orange Park east planters
9. Proposal submitted by Tropical Plaza Nursery, Inc. for sidewalk repair on the west side of Yellowstone
10. Inspection report submitted by Tropical Plaza Nursery, Inc. for 6336 East Bryce Avenue
11. Water consumption report

XII. Old Business

1. Amending of Collection Policy
2. Doggy bag station installation location discussion
3. Street lighting discussion
4. Emergency access lane lighting discussion
5. Recording of meeting discussion

XIII. General Business

1. Addendum to TPMS, Inc. contract regarding late fees
2. Electronic consent form
3. Committee report 1 week before meeting and 1 committee member at meeting discussion
4. Combination lock gate at the top of the west greenbelt discussion
5. Approval and location for the storage shopping container discussion
6. Outsourced printing docucpies.com discussion
7. Change webmaster to password protected and forum webpage discussion
8. Three (3) permanent info signs at stop signs discussion
9. Map of Mabury owned property discussion

XIV. Social Committee

XV. Neighborhood Watch

XVI. Environmental Committee

XVII. Welcome Committee

XVIII. Legal Committee

XIX. Maintenance Committee

1. Re-establishing of committee

XX. New Business

XXI. Adjournment