

**Mabury Ranch Homeowners Association
Board of Directors Meeting
September 11, 2019**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, September 11, 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. August 14, 2019 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 2. Violation walk list
 3. Hearing
 - D. Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 2. Homeowner's request to waive late fees and delinquent interest
- 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. Protocol for handling outside requests**
- VIII. Sully Miller/Milan update**
- IX. Approval of Meeting Minutes**
 1. August 14, 2019 General Session Meeting Minutes
- X. Financials**
 1. Financial reports for the period ending July 31, 2019
 2. Financial reports for the period ending August 31, 2019
 3. Approval of September check run
 4. Approval of updated reserve study
 5. Drafted operating budget
- XI. Election Committee**
 1. Candidate forum
- XII. Architectural Committee**
 1. Architectural review status report
- XIII. Landscape Committee**
 1. Tree trimming scope of work
 2. Proposals submitted by Tree Pros, Inc. JM Tree Service, Inc., Brightview Tree Care, Gruett, Tree Concepts, and Treeco for tree trimming
 3. Review bids and determine electrician to convert monument fixtures to LED
 4. Water consumption report
- XIV. Maintenance Committee**
 1. Emergency access lane lighting discussion
 2. Determine paint vendors for RFP to complete repair and painting of damaged walls
- XV. Old Business**
 1. Approval and location for the storage shopping container discussion
- XVI. General Business**
 1. Board Code of Ethics Policy discussion

- XVII. Social Committee
- XVIII. Neighborhood Watch
- XIX. Environmental Committee
- XX. Welcome Committee
- XXI. Legal Committee
- XXII. New Business
- XXIII. Adjournment