

**Mabury Ranch Homeowners Association
Board of Directors Meeting
October 16, 2019**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, October 16, 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 – 6:00 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 1. September 11, 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
 2. Homeowners requests for waiving of fees
 - E. General Business**
 1. Appeal filed by Peterson
 2. Denial application submitted by 1902 North Zion Street
 3. Board disciplinary action
- III. Adjournment**
- IV. Call to Order General Session – 6:30 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**
 1. Unauthorized Milan Plans circulated by Board Member
 2. Mello-Roos not part of project
- VIII. Approval of Meeting Minutes**
 1. September 11, 2019 General Session Meeting Minutes
- IX. Financials**
 1. Financial reports for the period ending September 30, 2019
 2. Approval of October check run
 3. Approval of updated reserve study
 4. Increase letter submitted by TPMS, Inc.
 5. Increase letter submitted by Tropical Plaza Nursery, Inc.
 6. Drafted operating budget
 7. Proposals submitted by VanDerPol and Company, Inouye, Shivley, & Klatt, Owens, Moskowitz and Associates, Inc., and Newman & Associates for the December 31, 2019 audit and tax preparation
- X. Architectural Committee**
 1. Architectural review status report
- XI. Landscape Committee**
 1. Proposal submitted by Tropical Plaza Nursery, Inc. for overseeding, fertilization, and aeration of all turf areas
 2. Proposal submitted by Brightview to stump grind Yellowstone corner planters
 3. Damaged wall on Yellowstone
- XII. Maintenance Committee**
 1. Emergency access lane lighting discussion
- XIII. Old Business**

1. Approval and location for the storage shipping container discussion

- XIV. **General Business**
- XV. **Social Committee**
- XVI. **Neighborhood Watch**
- XVII. **Environmental Committee**
- XVIII. **Welcome Committee**
- XIX. **Legal Committee**
- XX. **New Business**
- XXI. **Adjournment to Annual Meeting – 7:30 p.m.**