

**Mabury Ranch Homeowners Association
Board of Directors Meeting
July 28, 2020**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, July 28, 2020. The Meeting will be called to order at 6:30 p.m. via Zoom due to Covid-19.

Zoom Info.

Meeting ID: 897 9914 6283

Passcode: 227856

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 1. June 23, 2020 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 2. Violation list to Board
 - D. General Business**
 1. Correspondence submitted by Tropical Plaza regarding homeowner complaint about their noise
 - E. Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 2. Account letters
- III. Adjournment**
- IV. Call to Order General Session – 7:00 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. Milan Update**
 1. Board of Directors position on development
 2. Milan Tract 0050-20
- VIII. Old Business**
 1. Homeowner correspondence regarding adding a playground
 2. Mabury Ranch HOA records inventory and organization discussion
 3. Records retention policy discussion
- IX. Approval of Meeting Minutes**
 1. June 23, 2020 General Session Meeting Minutes
 2. July 1, 2020 Special Meeting Minutes
- X. Financials**
 1. Financial reports for the period ending June 30, 2020
 2. Approval of July check run
 3. Water consumption spreadsheet
- XI. Election Committee**
 1. Appointment of member(s) to committee
 2. Determine number of Board Positions for Election
- XII. Architectural Committee**
 1. Architectural review status report
- XIII. Landscape Committee**
 1. Landscape matrix discussion
 2. Discussion and review of Nick Lall's landscape feedback

3. Drafted landscape architect RFP
4. Proposals submitted by Tree Pros, Inc., Treeco Arborist, and Brightview for tree and landscape removal at all entry corner planters
5. Correspondence submitted by Prendiville Insurance Agency regarding bike ramps in west greenbelt
6. East greenbelt fire hazards and liability issues
7. Removal of dead brush along trail leading to Santiago Oaks
8. Trees for exit trail
9. Appointment of member to committee
10. Resignation of member from committee
11. Arborist tree treatment discussion

XIV. General Business

XV. Maintenance Committee

XVI. Social Committee/ Welcome Committee

XVII. Neighborhood Watch

XVIII. Environmental Committee

XIX. Legal Committee

XX. New Business

XXI. Adjournment