

**Mabury Ranch Homeowners Association
Board of Directors Meeting
November 24, 2020**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, November 24, 2020. The Meeting will be called to order at 6:30 p.m. via Zoom due to Covid-19.

ZOOM INFO:

Meeting ID: 830 4679 7923

Passcode: 001605

Phone: 1-669-900-9128

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 - 1. September 22, 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. Potential legal matter
 - E. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
- 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.

 - 1. Email correspondence
- VII. Approval of Meeting Minutes**
 - 1. September 22, 2020 General Session Meeting Minutes
 - 2. October 27, 2020 Annual Meeting Minutes
 - 3. October 27, 2020 Organizational Meeting Minutes
 - 4. November 11, 2020 Special Meeting Minutes
- VIII. Financials**
 - 1. Financial reports for the period ending September 30, 2020
 - 2. Financial reports for the period ending October 31, 2020
 - 3. Water consumption spreadsheet
 - 4. Approval of October & November check run
 - 5. Proposals submitted by VanDerPol and Company and Owens, Moskowitz and Associates, Inc. for December 31, 2020 fiscal year end tax and audit
- IX. Architectural Committee**
 - 1. Architectural review status report
 - 2. Committee feedback on the use of black paint
 - 3. Appointment of member to committee
- X. Landscape Committee**
 - 1. Proposal submitted by Tropical Plaza to replace the backflow device on Orange Park Blvd.
 - 2. Proposal submitted by Tropical Plaza for planting on Joshua Tree and Orange Park
 - 3. Proposal submitted by Tropical Plaza to replace the railroad ties by the stage area
 - 4. Proposal submitted by Tropical Plaza to restore irrigation along the trail behind Joshua Tree
 - 5. Proposals submitted by Tropical Plaza and B and S Landscape, Inc. for removal of weeds and reeds in the creek
 - 6. Proposals submitted by Tropical Plaza and B and S Landscape, Inc. for west greenbelt cleanup
 - 7. Bike ramps in east greenbelt
- XI. General Business**
 - 1. AA Mabury vote results
 - 2. Installation of table and trash can on Mabury trail
 - 3. Correspondence submitted by The Clubhouse at Anaheim Hills regarding unused rentals
 - 4. December meeting date
 - 5. Meeting location for 2021
 - 6. Update on North Cannon/Serrano right turn lane
- XII. Maintenance Committee**
- XIII. Social Committee/ Welcome Committee**
- XIV. Neighborhood Watch**
- XV. Environmental Committee**
- XVI. Legal Committee**
- XVII. New Business**
- XVIII. Adjournment**