

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
December 15, 2020**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, December 15, 2020. The Meeting will be called to order at 6:30 p.m. via Zoom due to Covid-19.

**ZOOM INFO:**

**Meeting ID: 864 1319 7733**

**Passcode: 342111**

**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. November 24, 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. Proposal submitted by SwedelsonGottlieb for opinion on potential legal matter
    - 2. North of the creek tract map and EIR lawsuit discussion
  - E. Payment of Assessment and Delinquency Accounts**
    - 1. Outstanding list
    - 2. Account email
- 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. Approval of Meeting Minutes**
  - 1. November 24, 2020 General Session Meeting Minutes
- VIII. Financials**
  - 1. Financial reports for the period ending November 30, 2020
  - 2. Approval of December check run
- IX. Architectural Committee**
  - 1. Architectural review status report
  - 2. Committee feedback on the use of black paint
- X. Landscape Committee**
  - 1. November 20, 2020 walk notes submitted by Tropical Plaza
  - 2. Correspondence submitted by SMP Environmental Design regarding drip irrigation versus pop up sprinklers
  - 3. Proposal submitted by Tropical Plaza for planting on Joshua Tree and Orange Park
  - 4. Proposal submitted by Tropical Plaza to restore irrigation along the trail behind Joshua Tree
  - 5. Proposal submitted by Tropical Plaza to remove the dead acacia on the slope in the east greenbelt

6. Proposal submitted by Tropical Plaza to install the trash can at the Mabury Ave.
7. Proposal submitted by Tropical Plaza to install a ramp at the end of Mabury Ave.
8. Authorization of additional money to Brightview for additional tree trimming
9. Removal of trees
10. Priority of landscape renovation
11. Threshold for landscape bids

**XI. General Business**

1. Mabury Ranch's position on the proposed bike trail
2. Communication with committee's discussion
3. Spending of HOA funds for committee lunches discussion
4. Committee chairs and discussion
5. Removal of Nick Lall from all committees
6. Portal discussion

**XII. Maintenance Committee**

**XIII. Social Committee/ Welcome Committee**

**XIV. Neighborhood Watch**

**XV. Environmental Committee**

1. Appointment of Nancy Edwards and Tom Broz to committee

**XVI. Legal Committee**

**XVII. New Business**

**XVIII. Adjournment**