

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
January 26, 2021**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, January 26, 2020. The Meeting will be called to order at 6:30 p.m. via Zoom due to Covid-19.

**ZOOM INFO:**

**Meeting ID: 880 0932 7595**

**Passcode: 073881**

**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. December 15, 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. Opinion submitted by SwedelsonGottlieb
    - 2. Correspondence submitted regarding solar panels
  - 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.*
- VII. Approval of Meeting Minutes**
  - 1. December 15, 2020 General Session Meeting Minutes
- VIII. Financials**
  - 1. Financial reports for the period ending December 31, 2021
  - 2. Approval of the January check run
- IX. Architectural Committee**
  - 1. Architectural review status report
- X. Landscape Committee**
  - 1. Finalize additional tree trimming/removal scope
  - 2. December 11, 2020 walkthrough notes submitted by Tropical Plaza
  - 3. Proposal submitted by Tropical Plaza for sprinkler repair, addition of sprinkler, and sod install on Yellowstone
  - 4. Proposal submitted by Tropical Plaza for removal of dead acacia, irrigation repair, and planting in the east greenbelt
  - 5. Proposal submitted by Tropical Plaza for sprinkler capping and relocation at Cannon and Taft
  - 6. Proposal submitted by B and S Landscape, Inc. to remove the dead reeds in the creek from storm
  - 7. Threshold for landscape bids discussion
  - 8. Presentation from LC Member on behalf of LC on east greenbelt maintenance
  - 9. Sign for east greenbelt
  - 10. Replacement of sign on west greenbelt
  - 11. Starting of process for going out to bid on landscape contract discussion
- XI. General Business**
  - 1. Ratify the proposal submitted by SwedelsonGottlieb for letter regarding bike ramps
  - 2. Proposals submitted by the following companies for insurance
    - a. Prendiville Insurance Agency
    - b. Cline Agency
    - c. LaBarre/Oksnee Insurance
- XII. Committee Reports (if needed)**
  - 1. Committee roster discussion
  - 2. Role and values of committee's discussion
- XIII. New Business**
- XIV. Adjournment**