

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
July 27, 2021**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, July 27, 2021. 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.

**\*\*Homeowners will only be able to speak during homeowner forum unless otherwise approved by the Board of Directors\*\***

- I. **Call to Order Executive Session – 6:30 p.m.**
- II. **Executive Session**
  - A. **Approval of Agenda**
  - B. **Approval of Meeting Minutes**
    - 1. June 22, 2021 Executive Session Meeting Minutes
  - C. **Member Discipline & Enforcement of Governing Documents**
    - 1. Violation status report
    - 2. Violation list to Board
    - 3. Stand violations notices/procedures discussion
  - D. **General Business**
    - 1. Potential litigation and claims discussion
  - 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. **Meeting with Brian Moreno from SwedelsonGottlieb regarding Architectural Concerns & Enforcement**
- VIII. **Approval of Meeting Minutes**
  - 1. June 22, 2021 General Session Meeting Minutes
- IX. **Financials**
  - 1. Financial reports for the period ending June 30, 2021
  - 2. Approval of the July check run
  - 3. Notice of Rent Increase submitted by Outback Self Storage
  - 4. Water consumption report
  - 5. Proposed reserve reallocation
  - 6. Proposal submitted by Reserve Data Analysis for a reserve study
- X. **Architectural**
  - 1. Architectural review status report
- XI. **Landscape**
  - 1. June 16, 2021 walkthrough notes submitted by Tropical Plaza Nursery, Inc.
  - 2. April-June 2021 Quarterly report submitted by Tropical Plaza Nursery, Inc.
  - 3. Proposed plant palette submitted by Tropical Plaza Nursery, Inc.
  - 4. Proposal submitted by Tropical Plaza Nursery, Inc. to remove dead acacia and plant new plants behind 1901 N. Rushmore St.
  - 5. Proposal submitted by Tropical Plaza Nursery, Inc. to remove dead acacia and plant new plants on the Santiago Creek Trail
  - 6. Proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants on the open slope area on the Santiago Creek Trail by the entry to the trail from Mabury Ave.
  - 7. Proposal submitted by Tropical Plaza Nursery, Inc. to groom the east greenbelt
  - 8. 2021 fall tree trimming
  - 9. Overgrown tree behind 6704 E. Joshua Tree discussion
  - 10. Negotiating Committee update/Maintenance of the East greenbelt discussion
- XII. **General Business**
  - 1. City issues discussion
- XIII. **Committee Reports (if needed)**
- XIV. **New Business**
- XV. **Adjournment**