

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
August 24, 2021**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, August 24, 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. July 27, 2021 Executive Session Meeting Minutes
  - C. **Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
    2. Violation list to Board
    3. Sample violation post card
  - 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 and Corner Planter Renovation**
- VIII. **Approval of Meeting Minutes**
  1. July 27 2021 General Session Meeting Minutes
- IX. **Financials**
  1. Financial reports for the period ending July 31, 2021
  2. Approval of the August check run
  3. Proposed reserve reallocation
  4. Proposal submitted by Reserve Data Analysis for a reserve study
- X. **Architectural**
  1. Architectural review status report
- XI. **Landscape**
  1. Feedback from the landscape committee chairs on material to use for new plantings
  2. 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.
  3. Proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants behind 1901 N. Rushmore St.
  4. Proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants on the Santiago Creek Trail
  5. Proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants in the east greenbelt where the lantana didn't work
  6. Proposal submitted by Tropical Plaza Nursery, Inc. to remove the dead acacia in the east greenbelt
  7. Proposal submitted by Tropical Plaza Nursery, Inc. for additional risers in the east greenbelt
  8. Proposal submitted by BrightView Tree Care Services to flush cut the trees in the entry corner planters, apply store brand weed killer, and then return to stump grind and remove vegetation
  9. Proposal/scope of work submitted by BrightView Tree Care for fall 2021 tree trimming/removals
  10. Proposal submitted by BrightView Tree Care for tree health services
  11. Negotiating Committee update and bid package submitted by Tropical Plaza Nursery, Inc.
  12. Slope maintenance discussion
- XII. **General Business**
- XIII. **Committee Reports (if needed)**
- XIV. **New Business**
- XV. **Adjournment**