

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
September 28, 2021**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, September 28, 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. August 24, 2021 Executive Session Meeting Minutes
  - C. **Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
    2. Violation list to Board
    3. Home maintenance list
    4. Proposal submitted by Business Forms Unlimited for courtesy violation notices
  - D. **General Business**
    1. Update on homes North of the creek
  - E. **Payment of Assessment and Delinquency Accounts**
    1. Outstanding list
    2. Account letters
- 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. August 24, 2021 General Session Meeting Minutes
- VIII. **Financials**
  1. Financial reports for the period ending August 31, 2021
  2. Approval of the September check run
  3. Water consumption report
  4. Proposed reserve reallocation
  5. Proposal submitted by Reserve Data Analysis for a reserve study
  6. Proposals submitted by VanDerPol & Company, Owens, Moskowitz and Associates, Inc., and Inouye, Shively, Klatt & McCorvey for December 31, 2021 year end audit and tax preparation
  7. Operating budget 2022 schedule/process discussion
- IX. **Architectural**
  1. Architectural review status report
- X. **Landscape**
  1. Ratify the proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants in the east greenbelt where the lantana didn't work
  2. Proposal submitted by Tropical Plaza Nursery, Inc. to groom the trail in the east greenbelt
  3. Proposal submitted by Tropical Plaza Nursery, Inc. remove the pampas grass in the east greenbelt
  4. Proposal submitted by Tropical Plaza Nursery, Inc. to replace ivy with green carpet carissa on Waterton Ave.
  5. Negotiating Committee update and bid package submitted by Tropical Plaza Nursery, Inc.
  6. Proposal submitted by B and S Landscape, Inc. for removal of weeds in creek and application of razor pro
  7. Proposals submitted by BrightView Tree Care, 3D Tree Services, Inc., and Peterson's Tree Works, Inc. for fall 2021 tree trimming
  8. Proposals submitted by BrightView Tree Care Services, Treeco Arborist, 3D Tree Services, Inc., and Peterson's Tree Works, Inc. 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. Proposals submitted by BrightView Tree Care, Peterson's Tree Works, Inc., and Tree Care Arborists for tree health services
  10. Creating timelines/accountability for front entry way projects discussion
- XI. **General Business**
  1. Social media/ Facebook discussion
  2. Architectural and Landscape Guidelines/Regulations discussion
  3. Obtaining of written legal opinion from SwedelsonGottlieb on corner planters discussion
  4. Annual Meeting presentation ideas discussion
  5. SB 9 legal analysis and impacts on the HOA and CC&Rs discussion
- XII. **Committee Reports (if needed)**
- XIII. **New Business**
- XIV. **Adjournment**