

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

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, October 26, 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. September 28, 2021 Executive Session Meeting Minutes
  - C. **Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
    2. Violation list to Board
  - 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 – 6:45 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. September 28, 2021 General Session Meeting Minutes
- VIII. **Financials**
  1. Financial reports for the period ending September 30, 2021
  2. Approval of the October check run
  3. Proposed reserve reallocation
  4. Proposal submitted by Reserve Data Analysis for a reserve study
  5. Feedback from committees on operating budget 2022
  6. Proposed 2022 operating budget
- IX. **Architectural**
  1. Architectural review status report
- X. **Landscape**
  1. Proposals submitted by BrightView Tree Care Services and Peterson's Tree Works, Inc. for entire tree trimming job versus splitting tree trimming job
  2. Proposal submitted by Peterson's Tree Works, Inc. to remove the toyon tree in the east greenbelt
  3. Proposals submitted by B and S landscape, Inc. and Tropical Plaza Nursery, Inc. for west greenbelt eucalyptus tree cleanup
  4. Quarterly report submitted by Tropical Plaza Nursery, Inc.
  5. Proposal submitted by Tropical Plaza Nursery, Inc. to remove pampas grass roots and install lantana in the east greenbelt and to plant where the acacia was removed in the east greenbelt
  6. Proposal submitted by Tropical Plaza Nursery, Inc. to remove the dead acacia and replant yellow lantana in the lower east greenbelt
  7. Proposal submitted by Tropical Plaza Nursery, Inc. to remove the dead acacia and replant yellow lantana in the upper west greenbelt
  8. Written legal opinion submitted by SwedelsonGottlieb regarding corner planter renovations not being a capital improvement
- XI. **General Business**
  1. Proposals submitted by Advanced Lighting and Electrical, Pro Tek Lighting, and Three Phase Electrical for emergency access lane lighting
  2. Proposal submitted by SwedelsonGottlieb to provide a proposal to draft the agreement between the HOA and the City regarding trees and to assist with review and amending of the Architectural Guidelines
- XII. **Committee Reports (if needed)**
- XIII. **New Business**
- XIV. **Adjournment to Annual Meeting – 7:30 p.m.**
- XV. **Organizational Meeting – Immediately Following the Annual Meeting**