

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
November 22, 2021  
MEETING NOTICE & AGENDA**

**NOTICE OF MEETING:** The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Monday, November 22, 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. October 26, 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 – 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. October 26, 2021 General Session Meeting Minutes
  2. October 26, 2021 Annual Meeting Minutes
  3. October 26, 2021 Organizational Meeting Minutes
- VIII. **Financials**
  1. Financial reports for the period ending October 31, 2021
  2. Approval of the November check run
  3. Proposed reserve reallocation
  4. Proposal submitted by Reserve Data Analysis for a reserve study
  5. Approval of the proposed 2022 operating budget
  6. Water consumption report
- IX. **Architectural**
  1. Architectural review status report
  2. Clarification of Architectural Committees role and authority
- X. **Landscape**
  1. Walk report submitted by Tropical Plaza Nursery, Inc.
  2. Proposal submitted by Tropical Plaza Nursery, Inc. to remove the dead acacia and replant yellow lantana in the lower east greenbelt
  3. Proposal submitted by Tropical Plaza Nursery, Inc. to install a post for the little library
  4. Revised written legal opinion submitted by SwedelsonGottlieb regarding corner planter renovations not being a capital improvement
  5. Proposal submitted by SMP for construction drawings and planting drawings for the corner planter renovation
  6. SoCal Drought Emergency correspondence
  7. Clarification of boundaries and responsibilities of maintenance in the east greenbelt
  8. Eucalyptus tree trimming near 6047 E. Shenandoah Ave.
- 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
  3. Little library
  4. Christmas decorations
  5. December Meeting date
  6. Newsletter discussion
  7. Zoom/google meet options for homeowners
- XII. **Committee Reports**
  1. Interested members for various committees
  2. Appointment to/Reappointment of members to committees
- XIII. **New Business**
- XIV. **Adjournment**