

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
December 28, 2021  
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, December 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. November 22, 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
    2. Homeowners request to waive late fee and delinquent interest
    3. 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. November 22 General Session Meeting Minutes
- VIII. **Financials**
  1. Financial reports for the period ending November 30, 2021
  2. Approval of the December check run
- IX. **Architectural**
  1. Architectural review status report
  2. Appeal submitted by 5922 E. Bryce Ave. for painting of trim and gutter denial
- X. **Landscape**
  1. Proposal submitted by Tropical Plaza Nursery, Inc. to remove dead sumac in the upper west greenbelt
  2. Proposal submitted by Tropical Plaza Nursery, Inc. to plant at Orange Park Blvd. and Smokey
  3. Proposal submitted by BrightView Tree Care Services for the additional permit cost to trim the oak tree behind Joshua Tree Avenue
  4. Proposal submitted by SMP for construction drawings and planting drawings for the corner planter renovation
  5. Proposal/evaluation submitted by Peterson's Tree Works, Inc. for multiple trees
  6. Day & time of walks with Tropical Plaza Nursery, Inc.
  7. Chain of command for communication with Tropical Plaza Nursery, Inc.
- XI. **General Business**
  1. Proposal submitted by The Clubhouse at Anaheim Hills for 2022 meeting dates
  2. Proposals submitted by Advanced Lighting and Electrical, Pro Tek Lighting, and Three Phase Electrical for emergency access lane lighting
  3. 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
  4. Proposal submitted by Prendiville Insurance Agency for the master insurance policy renewal
- XII. **Committee Reports**
  1. Interested members for various committees
  2. Appointment to/Reappointment of members to committees
- XIII. **New Business**
- XIV. **Adjournment**