

**Mabury Ranch Homeowners Association
Board of Directors Meeting
January 25, 2022
MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, January 25, 2022. 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. December 28, 2021 Executive Session Meeting Minutes
 - C. **Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 2. Violation list to Board
 3. Courtesy violation notifications update discussion
 - D. **General Business**
 1. Drafted maintenance agreement for Taft Extension/Emergency Lane (City) and MRHOA
 2. Potential litigation and claims discussion
 3. Adoption of Code of Ethics Policy
 4. Discussion about Management Company
 - 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.
- VII. **Approval of Meeting Minutes**
 1. December 28, 2021 General Session Meeting Minutes
- VIII. **Financials**
 1. Financial reports for the period ending December 31, 2021
 2. Approval of the January check run
 3. Water consumption report
- IX. **Architectural**
 1. Architectural review status report
- X. **Landscape**
 1. Proposal submitted by BrightView Tree Care Services for the additional permit cost to trim the oak tree behind Joshua Tree Avenue
 2. Proposal/evaluation to trim trees submitted by Peterson's Tree Works, Inc. for multiple trees
 3. Quarterly Report submitted by Tropical Plaza Nursery, Inc.
 4. Proposal submitted by Tropical Plaza Nursery, Inc. to remove dead sumac in the upper west greenbelt
 5. Proposal submitted by Tropical Plaza Nursery, Inc. to plant new plants on the first block of Orange Park Blvd. & Yellowstone
 6. Proposal submitted by Tropical Plaza Nursery, Inc. to plant on Yellowstone
 7. Proposal submitted by Tropical Plaza Nursery, Inc. to remove pampas grassed on the east slope in the east greenbelt
 8. Removal of pampas grass in the east greenbelt discussion
 9. Removal of weeds and volunteers discussion
 10. Day & time of walks with Tropical Plaza Nursery, Inc. discussion
 11. Discretionary spending discussion
 12. Confirmation of Tropical Plaza interface discussion
 13. Tree inventory discussion
- XI. **General Business**
 1. Proposal submitted by The Clubhouse at Anaheim Hills for March-December 2022 meeting dates
 2. Proposal submitted by Prendville Insurance Agency and LaBarre/Oksnee Insurance for the master insurance policy renewal
 3. Drafted maintenance agreement for Taft Extension/Emergency Lane (City) and MRHOA
 4. City of Orange Redistricting discussion
 5. Setting of meeting with SCE over PSPS concerns
 6. Adoption of Code of Ethics Policy
 7. Facebook update
 8. 2021-2022 legislation updates
- XII. **Committee Reports**
 1. Interested members for various committees
 2. Appointment to/Reappointment of members to committees
 3. Crime Prevention Neighborhood Watch Meeting/Meeting with OPD
 4. Enhancing security discussion
- XIII. **New Business**
- XIV. **Adjournment**