

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
March 22, 2022**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, March 22, 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. February 22, 2022 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.*
- VII. **Approval of Meeting Minutes**
  1. February 22, 2022 General Session Meeting Minutes
- VIII. **Financials**
  1. Financial reports for the period ending February 28, 2022
  2. Water consumption report
  3. Approval of the March check run
  4. December 31, 2021 fiscal year end audit draft submitted by VanDerPol and Company
  5. Proposal submitted by Reserve Data Analysis for meeting attendance to discuss the reserve study
- IX. **Architectural**
  1. Architectural review status report
- X. **Landscape**
  1. Proposal submitted by Tropical Plaza for soil testing options at the top of the east greenbelt
  2. Proposal submitted by Tropical Plaza for sign installation and proposal submitted by Fast Signs for signage
  3. Proposals submitted by Tropical Plaza, B & S Landscape, and Nature Care for removal of vegetation, stumps, and soil in the corner planters and monuments
  4. Proposal submitted by Peterson's Tree Works, Inc. for tree mapping services
  5. Proposal submitted by Peterson's Tree Works, Inc. for entry street tree trimming
- XI. **General Business**
  1. Proposals submitted by SwedelsonGottlieb, Brian D. Moreno Law Corporation APC, Kriger Law Firm, Ulwelling Law APC, and Iger Wankel & Bonkowski, LLP for legal services
  2. Correspondence submitted by SwedelsonGottlieb on the ownership of the drafted maintenance agreement for Taft Extension/Emergency Lane (City) and MRHOA
  3. Drafted maintenance agreement for Taft Extension/Emergency Lane (City) and MRHOA
  4. Proposals submitted by Association Lien Services, S.B.S. Lien Services, Alterra Assessment Recovery, and Kriger Law Firm for collection services
  5. Bid package for wall painting
  6. Code of Ethics Policy
- XII. **Committee Reports**
  1. Interested members for various committees/Appointment of members to committees
- XIII. **New Business**
- XIV. **Adjournment**