

**Mabury Ranch Homeowners Association**  
**Board of Directors Meeting**  
**June 28, 2022**  
**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, June 28, 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. May 24, 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. Consultation/Interview with Richardson Ober DeNichilo**
  - 1. Proposal submitted by Richardson Ober DeNichilo for legal services and assessment collection services
- VIII. Approval of Meeting Minutes**
  - 1. May 24, 2022 General Session Meeting Minutes
- IX. Financials**
  - 1. Financial reports for the period ending May 31, 2022
  - 2. Notice of rent increase submitted by Outback Self Storage
  - 3. Approval of the June check run
  - 4. Investing in Money Market or Certificate of Deposits
- X. Architectural**
  - 1. Architectural review status report
  - 2. Interested committee members and feedback from committee
- XI. Landscape**
  - 1. Email correspondence regarding the trees on Yellowstone
  - 2. Email correspondence regarding the palm trees needing trimming
  - 3. Proposals submitted by Peterson's Tree Works, Inc. for tree trimming and tree removals
  - 4. Corner planter renovation update
- XII. General Business**
  - 1. Proposals submitted by Kriger Law Firm for legal services, collection services, and specified services
  - 2. Proposal submitted by Brian D. Moreno Law Corporation APC for legal services and specified services
  - 3. Proposals submitted by Peak Lighting & Electric, Inc. and Tyler Lighting to refurbish the lighting along the emergency access lane
  - 4. Proposals submitted by Premier Commercial Painting, Inc. 1<sup>st</sup> Street Painting, and Precision Painting for wall painting
  - 5. Code of Ethics Policy
- XIII. Committee Reports**
- XIV. New Business**
- XV. Adjournment**