

**Mabury Ranch Homeowners Association
Board of Directors Meeting
September 27, 2022**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, September 27, 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. August 23, 2022 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report/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. Homeowner correspondence
- VII. Approval of Meeting Minutes**
 1. August 23, 2022 General Session Meeting Minutes
- VIII. Financials**
 1. Financial reports for the period ending August 30, 2022
 2. Approval of the September check run
 3. Increase of Management letter submitted by TPMS, Inc.
 4. Proposals submitted by VanDerPol & Company and Ownes, Moskowitz, and Associates, Inc. for the December 31, 2022 fiscal year end audit and tax preparation
- IX. Architectural**
 1. Architectural review status report
- X. Landscape**
 1. Proposal and correspondence submitted by Peterson's Tree Works, Inc. from their priority pruning or removal assessment of the greenbelts
 2. Proposals submitted by Peterson's Tree Works, Inc. for entry street center median tree trimming
 3. Proposals submitted by Peterson's Tree Works, Inc. for tree trimming and tree removals
 4. Proposals submitted by Peterson's Tree Works, Inc. for monthly tree trimming programs
 5. Ratify the proposal submitted by Tropical Plaza Nursery, Inc. for emergency removal of acacia behind Joshua Tree Ave.
 6. Proposal submitted by Tropical Plaza Nursery, Inc. to move the backflow device damages by the recent accident on Serrano Ave.
 7. Proposal submitted by Tropical Plaza Nursery, Inc. to plant where the acacia was removed behind Joshua Tree Ave.
 8. Corner planter renovation update
- XI. General Business**
 1. Proposal submitted by Richardson Ober DeNichilo to review the HOA's CC&Rs, Bylaws, & Collection Policy
 2. Proposal submitted by Richardson Ober DeNichilo to perform an information request on the tract map extension the HOA has concerns over
 3. Correspondence submitted by Richardson Ober DeNichilo on an attorney to use for the environmental concerns
 4. Annual Election Meeting being held via Acclamation on October 25, 2022
 5. Go Daddy email addresses
 6. City updates
- XII. Committee Reports**
- XIII. New Business**
- XIV. Adjournment**