

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

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, October 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. September 27, 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
    2. Account letters
    3. Homeowners request to waive fees
- III. **Adjournment**
- IV. **Call to Order General Session – 7:00 p.m.**
- V. **Approval of Agenda**
- VI. **Vote to elect the qualified candidates (Tom Broz, Cathy Clark, Nancy Edwards, Nathan Swanek, and Pat Wheelock) to be seated by acclamation**
- VII. **Reorganization of the Board of Directors**
- VIII. **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.*
- IX. **Approval of Meeting Minutes**
  1. September 27, 2022 General Session Meeting Minutes
- X. **Financials**
  1. Financial reports for the period ending September 31, 2022
  2. Approval of the October check run
  3. Water consumption report
  4. Proposed increase submitted by Tropical Plaza Nursery, Inc. for monthly landscape maintenance and unit rates
- XI. **Architectural**
  1. Architectural review status report
- XII. **Landscape**
  1. Quarterly report submitted by Tropical Plaza Nursery
  2. Proposals submitted by B and S Landscape, Inc. and Tropical Plaza Nursery for removal of weeds in the creek
  3. Proposal submitted by Tropical Plaza Nursery for removal of shrubs in monument and ground cover/grass in front of the corner planters
  4. Proposal submitted by Tropical Plaza Nursery for fence post repair on Orange Park Blvd.
  5. Corner planter renovation update
    - a. Proposals submitted by Pacific Masonry Wall, JKT Masonry, Canelo Construction, Legacy Builders, Brian Potter Construction, and Landstone Group Environmental Design & Construction for masonry work
    - b. Proposals submitted by Custom Signs, Inc. and Focus Signs & Graphics for monument lettering refurbishing
- XIII. **General Business**
  1. Memorandum submitted by Richardson Ober on review of the HOA's Governing Documents
  2. Correspondence submitted by Richardson Ober regarding the tract map extension
  3. Correspondence submitted by Richardson Ober regarding the environmental attorneys
  4. Correspondence submitted by Richardson Ober regarding the greenbelt usage matter
  5. Correspondence submitted by Richardson Ober regarding the street tree matter
  6. Recommendation submitted by Richardson Ober regarding the IRS Revenue Ruling 70-604
  7. Correspondence submitted by Richardson Ober regarding the review of the HOA's insurance policy
  8. City updates
- XIV. **Committee Reports**
- XV. **New Business**
- XVI. **Adjournment**