

**Mabury Ranch Homeowners Association
Board of Directors Meeting
December 21, 2022**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, December 21, 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. October 25, 2022 Executive Session Meeting Minutes
 - C. **Member Discipline & Enforcement of Governing Documents**
 1. Violation status report/Violation list to Board
 - D. **General Business**
 1. Homeowner correspondence
 2. Potential litigation and claims discussion
 - E. **Payment of Assessment and Delinquency Accounts**
 1. Governing Document, Collection Policy, and Davis Stirling as it pertains to late fees and interest
 2. Outstanding list
 3. Waiving of late fees and interest
 4. Homeowners request to waive late fees/interest
- 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. Email correspondence
- VII. **Approval of Meeting Minutes**
 1. October 25, 2022 General Session Meeting Minutes
 2. November 15, 2022 General Session Meeting Minutes
- VIII. **Financials**
 1. Financial reports for the period ending October 31, 2022
 2. Financial reports for the period ending November 30, 2022
 3. Approval of the November check run
 4. Water consumption report
- IX. **Architectural**
 1. Architectural review status report
- X. **Landscape**
 1. Revised proposal submitted by Tropical Plaza Nursery for monthly landscape services
 2. Counter proposal for unit rate costs with Tropical Plaza Nursery
 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 irrigation repairs and planting behind Joshua Tree Ave.
 5. Proposals submitted by Tropical Plaza Nursery and B & S Landscape, Inc. for west greenbelt cleanup
 6. Proposals submitted by Peterson's Tree Works for the following tree trimming
 - a. Entry street center medians
 - b. Entry streets along the walls
 - c. Behind 1911 Rushmore Street
 - d. Greenbelts
 - e. Monthly programs
 7. Corner planter renovation update
 - a. Proposals for masonry work
 - b. Proposals for monument lettering refurbishing
- XI. **General Business**
 1. Update from Richardson Ober on the following:
 - a. Billing history
 - b. Tract map
 - c. Street tree issue
 - d. Greenbelt control – recommendation submitted by Richardson Ober
 - e. Insurance
 - f. Governing Document amending
 2. Retainer agreement submitted by Fitzgerald Kreditor Bolduc Risbrough
 3. City updates
- XII. **Committee Reports**
- XIII. **New Business**
- XIV. **Adjournment**