

**Mabury Ranch Homeowners Association
Board of Directors Meeting
April 25, 2023**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, April 25, 2023. 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. March 28, 2023 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
 2. Demand letter to city regarding trees
 - 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. March 28, 2023 General Session Meeting Minutes
- VIII. **Financials**
 1. Financial reports for the period ending March 31, 2023
 2. Proposed reserve reallocation
 3. Approval of the April check run
 4. December 31, 2023 fiscal year end audit draft submitted by VanDerPol and Company
- IX. **Architectural**
 1. Architectural review status report
- X. **Landscape**
 1. Quarterly report submitted by Tropical Plaza Nursery, Inc.
 2. Peterson's Tree Trimming schedule
 3. Entry street parkway strip and side slope letter
 4. Proposals for masonry work for the corner planter renovation
- XI. **General Business**
 1. Ratify the proposal submitted by Peak Lighting & Electric, Inc. for conduit
 2. Proposals submitted by Correct Elect, HOA Election Experts LLC, and The HOA Election Guys for the October 24, 2023 election
 3. Determination of priority topics (from OPA Meeting)
 4. City updates
 - a. Santiago Creek Committee
- XII. **Committee Reports**
- XIII. **New Business**
- XIV. **Adjournment**