

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

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, July 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. June 27, 2023 Executive Session Meeting Minutes
  - C. Member Discipline & Enforcement of Governing Documents**
    1. Violation status report/Violation list to Board
  - D. General Business**
    1. Update on discussion between city and Board Members about disputed tree maintenance
    2. Correspondence submitted by Richardson Ober regarding the demand letter to city pertaining to the 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.*

  1. Correspondence
- VII. Approval of Meeting Minutes**
  1. June 27, 2023 General Session Meeting Minutes
- VIII. Financials**
  1. Financial reports for the period ending June 30, 2023
  2. Approval of the July check run
- IX. Architectural**
  1. Architectural review status report
- X. Landscape**
  1. Tropical Plaza Nursery, Inc. quarterly report
  2. Proposal submitted by Tropical Plaza Nursery, Inc. for planting along Santiago Trail
  3. Correspondence submitted by Landscape Committee Co-Chair on Tropical Plaza Nursery, Inc.
  4. Proposal submitted by Peterson's Tree Works, Inc. for center median tree trimming on Mt. McKinley & Yellowstone
  5. Entry street parkway strip and side slope letter
  6. Corner planter/ monument renovation
    - a. Removal of plant material near center monuments
    - b. Proposed contract submitted by Transcend Construction Management LLC
    - c. Correspondence submitted by Richardson Ober on creation/review of contract
    - d. SMP involvement of corner planter project
- XI. General Business**
  1. Scheduling of meeting with OPA
  2. Election by Acclamation procedure
  3. Board notes/motion notes
  4. Front entryway failure and leadership change
  5. City updates
- XII. Committee Reports**
  1. Hot August Nights event/Entryway community update
- XIII. New Business**
- XIV. Adjournment**