

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
December 6, 2023**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, December 6, 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. October 24, 2023 Executive Session Meeting Minutes
  - C. Member Discipline & Enforcement of Governing Documents**
    - 1. Violation status report/Violation list to Board
    - 2. Reports of member discipline
  - D. General Business**
  - E. Payment of Assessment and Delinquency Accounts**
    - 1. Outstanding list
    - 2. Account letters
- 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. October 24, 2023 General Session Meeting Minutes
  - 2. November 20, 2023 Special General Session Meeting Minutes
- VIII. Financials**
  - 1. Financial reports for the period ending October 31, 2023
  - 2. Financial reports for the period ending November 30, 2023
  - 3. Approval of the November and December check run
  - 4. Correspondence submitted by Enterprise Bank & Trust on interest for the operating account
  - 5. Closing of the Enterprise Bank & Trust reserve account
  - 6. Moving of reserve interest to entryway renovation
  - 7. Water consumption report
- IX. Architectural**
  - 1. Architectural review status report
- X. Landscape**
  - 1. Corner planter/ monument renovation update
  - 2. Proposals/correspondence regarding planting and valve replacement at the entryways
  - 3. Formation of entryway planning negotiating committee
  - 4. Proposal submitted by Peterson's Tree Works, Inc. for the removal or trimming of the Brazilian Pepper tree behind 6709 E. Joshua Tree Ave.
  - 5. Homeowner reports of tree concerns
  - 6. Drafted MOU with the City of Orange regarding tree maintenance

7. Filing of insurance claim from tree damages
8. New tree selection and financing

**XI. General Business**

1. Proposal submitted by Reserve Data Analysis for reserve study
2. Moving of storage to Mabury Ranch
3. Confirmation of January 2024 room rental
4. 2024 meeting room locations
5. Holiday entryway appearance
6. Correspondence on upcoming insurance renewal
7. New laws/AB 1572
8. Storage access
9. Bulletin board keys
10. 2024 priority and action items
11. Purchasing of a generator
12. Newsletter

**XII. Committee Reports**

1. Confirmation of committee members
2. Welcome committee
3. Social committee issues

**XIII. Board Vacancy**

1. Members interest on board vacancy
2. Appointment of member to board vacancy

**XIV. New Business**

**XV. Adjournment**