

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
January 23, 2024**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, January 23, 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. December 6, 2023 Executive Session Meeting Minutes
    - 2. December 29, 2023 Special 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**
    - 1. City negotiations
  - 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. Acknowledgements**
- VII. Meeting Participation and Membership**
- 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.*

  - 1. Correspondence
- IX. Approval of Meeting Minutes**
  - 1. December 6, 2023 General Session Meeting Minutes
- X. Financials**
  - 1. Financial reports for the period ending December 31, 2023
  - 2. Approval of the January check run
  - 3. Water consumption report
  - 4. Correspondence submitted by VanDerPol and Company on financial questions
  - 5. Rates submitted by First Foundation Bank
  - 6. 2025 budget; address verification and Welcome Committee
  - 7. Generators
- XI. Architectural**
  - 1. Architectural review status report
  - 2. Architectural Committee members
  - 3. Architectural Committee appointment
  - 4. Architectural Guidelines pertaining to lighting
- XII. Board Approval Excel Spreadsheet**

**XIII. Landscape**

1. Proposals/correspondence submitted by Tropical Plaza Nursery Inc., Exclusive Landscape Renovation, BrightView Landscape Services, and Nieves Landscape, Inc. regarding planting and valve replacement at the entryways
2. Quarterly report submitted by Tropical Plaza Nursery, Inc.
3. Acacia
4. Proposal submitted by Tropical Plaza Nursery, Inc. for replacement of acacia in multiple locations
5. Proposals submitted by Tropical Plaza Nursery, Inc. and B & S Landscape for replanting all of the parkway strips on Glacier
6. Proposals submitted by Tropical Plaza Nursery, Inc. and B & S Landscape to remove the patchy ground cover and add soil amendments at the corner of Glacier and Orange Park
7. Proposals submitted by Tropical Plaza Nursery, Inc. and B & S Landscape to remove the heavenly bamboo plants in the parkway strip at the end of Bryce and the West Greenbelt
8. Feedback from the Landscape Committee Chair on landscape priorities

**XIV. General Business**

1. Proposals/feedback submitted by Greg Lerum Insurance, Berg Insurance, Prendiville Insurance Agency, LaBarre/Oksnee Insurance, IMACO Insurance Services, Cline Agency, Scot Litman Insurance Agency, and State form for the insurance master policy renewal
2. 2024 meeting room locations
3. Proposals submitted by Pro Tek Electrical & Lighting and Peak Lighting & Electric, Inc. to replace the three (3) entry fixtures
4. Damaged fencing in east greenbelt
5. Mabury Ranch storage
6. 2024 priority and action items
7. Establish a meeting with legal counsel for updating/amending documents
8. Sully Miller update
9. Legal allowance for continued tree negotiations

**XV. Committee Reports**

1. Confirmation of committee members
2. Welcome Committee
3. Legal Committee and budget
4. Facebook Committee
5. Landscape Committee
6. Meeting with Social Committee

**XVI. New Business**

**XVII. Adjournment**