

**Mabury Ranch Homeowners Association
Board of Directors Meeting
May 28, 2024**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, May 28, 2024. The Meeting will be called to order at 6:00 p.m. at the office of TPMS, Inc. located at 1525 East 17th Street, Suite A, Santa Ana, CA 92705.

****Homeowners will only be able to speak during homeowner forum unless otherwise approved by the Board of Directors****

- I. **Call to Order Executive Session – 6:00 p.m.**
- II. **Executive Session**
 - A. **Approval of Agenda**
 - B. **Approval of Meeting Minutes**
 1. April 23, 2024 Executive Session Meeting Minutes
 - C. **Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 - D. **General Business**
 1. City negotiations
 - E. **Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
- III. **Adjournment**
- IV. **Call to Order General Session – 6:30 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. **Committee Reports**
 1. Meeting with the Architectural Committee
 2. Legal Committee budget
- VIII. **Approval of Meeting Minutes**
 1. April 23 2024 General Session Meeting Minutes
- IX. **Financials**
 1. Financial reports for the period ending April 30, 2024
 2. Approval of the May check run
 3. Closing of Enterprise Bank & Trust Operating Account and disbursing funds to First Foundation Bank
- X. **Architectural**
 1. Architectural review status report
 2. Updating Architectural Guidelines
- XI. **Landscape**
 1. Proposal submitted by Tropical Plaza Nursery, Inc. for planting on the top of McKinley
 2. Proposal submitted by Tropical Plaza Nursery, Inc. for adding of irrigation near the stage area where the new fence was installed
 3. Landscape maintenance RFP
 4. Determining where to plant extra plants
- XII. **General Business**
 1. Determine the number of seats for the October 22, 2024 Annual Election Meeting
 2. Proposal submitted by Outdoor Dimensions, LLC. for lettering
 3. Holiday lighting planning
 4. Sully Miller
 5. Santiago Creek Vision Plan
 6. Meeting format, roles, consent calendar
- XIII. **New Business**
- XIV. **Adjournment**