

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
June 25, 2024**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, June 25, 2024. The Meeting will be called to order at 6:00 p.m. at the Office of TPMS, Inc. located at 1525 E. 17<sup>th</sup> 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. May 28, 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. **Acknowledgements**
- VII. **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.*
- VIII. **Consent Calendar**
  1. May 28, 2024 General Session Meeting Minutes
  2. Approval of the June check run
  3. Architectural review status report
- IX. **Committee Reports**
  1. Welcome Committee budget
  2. Social Committee events
- X. **Financials**
  1. Financial reports for the period ending May 31, 2024
- XI. **Architectural**
  1. Community feedback on Architectural Guideline updates
  2. Community interest on serving on committee for Architectural Guideline updates
  3. Proposal submitted by The Galloway Group for design review services
- XII. **Landscape**
  1. Approval of landscape maintenance RFP
  2. Solar lighting at entrance corners
  3. Proposal submitted by Tropical Plaza Nursery, Inc. for irrigation wiring
  4. Proposals submitted by Peterson's Tree Works, Inc. for tree trimming and removals
  5. Proposals submitted by Tropical Plaza Nursery, Inc. and B & S Landscape for renovation at the top of Mt McKinley
  6. Landscape walks
- XIII. **General Business**
  1. Proposal submitted by Outdoor Dimensions, LLC. for lettering and feedback from Landscape Committee and Architectural Committee on strawberry tree at the Cannon and Serrano planter
  2. Proposal submitted by BrightView Landscape Services for storage concrete pad installation
  3. Proposals submitted by California Christmas, Inc., Light Up My Holiday, and Lights Express for holiday lighting
  4. Meeting location
  5. Sully Miller
  6. Santiago Creek Vision Plan
  7. Trails and ownership
- XIV. **New Business**
- XV. **Adjournment**