

**Mabury Ranch Homeowners Association
Board of Directors Meeting
December 10, 2024**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, December 10, 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. Executive Session – 6:00 p.m.**
 - A. Approval of Agenda**
 - B. Hearings**
 - C. Approval of Meeting Minutes**
 - 1. October 22, 2024, Executive Session Meeting Minutes
 - D. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - 2. Enforcement
 - E. General Business**
 - 1. City negotiations
 - 2. Transcend Construction Management
 - F. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - 2. Account letters
- II. Call to Order General Session – 6:30 p.m.**
- III. Approval of Agenda**
- IV. 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.
- V. Consent Calendar**
 - 1. October 22, 2024, General Session Meeting Minutes
 - 2. Approval of the November and December check run
 - 3. Architectural review status report
- VI. Committee Reports**
 - 1. Social Committee
 - a. Correspondence
 - b. Holiday decorating contest
 - c. Events/funding
 - 2. Welcome Committee
 - a. Welcome packet
- VII. Financials**
 - 1. Financial reports for the period ending October 31, 2024
 - 2. Financial reports for the period ending November 30, 2024

VIII. Architectural

1. Appeal submitted by 6748 E. Waterton Ave. for pool house denial
2. Resignation of Committee Member
3. Appointment of member to Committee
4. Proposed revisions to the Architectural Standards

IX. Landscape

1. Nieves Landscape, Inc. service kickoff
2. Proposals submitted by Peterson's Tree Works, Inc. and Nieves Landscape, Inc. for tree trimming
3. 2025 tree trimming plan

X. General Business

1. Feedback submitted by homeowner(s) on the proposed Rule Changes regarding Election and Balloting Procedures, Hearing Procedures, Enforcement, and Fine Policy, and Collection, Lien, and Foreclosure Policy
2. Adoption of the proposed Rule Changes regarding Election and Balloting Procedures, Hearing Procedures, Enforcement, and Fine Policy, and Collection, Lien, and Foreclosure Policy
3. Correspondence on upcoming insurance renewal
4. Sully Miller
5. Santiago Creek Vision Plan
6. Mailed correspondence

XI. New Business

XII. Adjournment