

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
January 28, 2025**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, January 28, 2025. The Meeting will be called to order at 6:00 p.m. at the Office of TPMS, Inc. located at 1525 East 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. Executive Session – 6:00 p.m.**
  - A. Approval of Agenda**
  - B. Hearing**
  - C. Approval of Meeting Minutes**
    1. December 10, 2024, Executive Session Meeting Minutes
  - D. Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
  - E. General Business**
    1. Homeowner correspondence
    2. City negotiations
  - F. Payment of Assessment and Delinquency Accounts**
    1. Outstanding list
- 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. December 10, 2024, General Session Meeting Minutes
  2. Approval of the January check run
  3. Architectural review status report
- VI. Committee Reports**
  1. Social Committee
    - a. Resignation of committee members
    - b. Appointment of committee members and chair
    - c. Events
  2. Welcome Committee
    - a. Welcome packet
  3. Neighborhood Watch
  4. Reappointment of committee members to reaming committees
- VII. Financials**
  1. Financial reports for the period ending December 31, 2024
- VIII. Architectural**
  1. Proposed revisions to the Architectural Standards

**IX. Landscape**

1. Planting/plan to replace acacia
2. Proposals submitted by Nieves Landscape, Inc. and B & S Landscape, Inc. for adding of geraniums at entry corner planters and monuments
3. Proposals submitted by Nieves Landscape, Inc. and B & S Landscape, Inc. for planting in the east greenbelt

**X. General Business**

1. Correspondence and renewal proposal submitted by LaBarre/Oksnee Insurance for the master insurance policy
2. Fire risk/reduction
3. Official MRHOA email addresses
4. Holiday lights contest
5. HOA holiday decorations
6. Signs
7. Board Member spending authority
8. Sully Miller
9. Santiago Creek Vision Plan
10. Mailed correspondence

**XI. New Business**

**XII. Adjournment**