

**Mabury Ranch Homeowners Association
Board of Directors Meeting
February 25, 2025**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, February 25, 2025. 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. Meeting with Homeowner**
 - C. Approval of Meeting Minutes**
 1. January 28, 2025, Executive Session Meeting Minutes
 - D. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 - E. General Business**
 1. Retainer agreement with Richardson I Ober
 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. Meeting with Crime Prevention Specialist from the Orange Police Department**
- V. 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.
- VI. Consent Calendar**
 1. January 28, 2025, General Session Meeting Minutes
 2. Approval of the February check run
 3. Architectural review status report
- VII. Committee Reports**
 1. Social Committee
 - a. Events
 - b. Donations/fundraising
 2. Welcome Committee
 - a. Welcome packet
 3. Reappointment of committee members to remaining committees
- VIII. Financials**
 1. Financial reports for the period ending January 31, 2025
 2. Proposed reserve reallocation
 3. Proposals submitted by Trower, Association Reserves, and Advanced Reserve Solutions, Inc. for an onsite reserve study

IX. Architectural

1. Proposed revisions to the Architectural Standards

X. Landscape

1. Acacia removal
2. Southern slope planting
3. Parkway strips
4. Proposals submitted by Nieves Landscape, Inc. for planting at various locations

XI. General Business

1. Proposals submitted by Nieves Landscape, Inc. and BrightView Landscape Services for fence extension at the east greenbelt
2. Correspondence
3. Electronic voting
4. Entry block walls
5. Sully Miller
6. Santiago Creek Vision Plan

XII. New Business

XIII. Adjournment