

Mabury Ranch Homeowners Association

Board of Directors Meeting

March 25, 2025

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, March 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. Hearing**
 - C. Approval of Meeting Minutes**
 1. February 25, 2025, Executive Session Meeting Minutes
 - D. Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 - E. General Business**
 1. City negotiations, City trees, and legal ramifications
 2. Board Resolution Authorizing Approval and Signature of City Agreement/MOA
 3. Board Resolution to form an Executive Committee
 - F. Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 2. Account correspondence
 3. Homeowners' payment plan request submitted by account 1004053300
 4. TPMS, Inc. Collection Fees & Costs
- 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. February 25, 2025, General Session Meeting Minutes
 2. Approval of the March check run
 3. Architectural review status report
- VII. Committee Reports**
 1. Social Committee
 - a. Expenses
 - b. Donations/fundraising
 2. Newsletter Committee
- VIII. Financials**
 1. Financial reports for the period ending February 28, 2025
 2. Budget priority, realignment, and legal budget
- IX. Architectural**
 1. Proposed revisions to the Architectural Standards
- X. Landscape**
 1. Proposals for acacia removal
 2. Proposal submitted by Nieves Landscape, Inc. for parkway strip planting
 3. Proposal submitted by Nieves Landscape, Inc. for planting at various locations
 4. Discretionary funds
 5. Tree trimming/removals
 6. Committee members/chairs
- XI. General Business**
 1. Board Resolution Authorizing Approval and Signature of City Agreement/MOA
 2. Proposals submitted by Nieves Landscape, Inc. and BrightView Landscape Services for fence extension at the east greenbelt
 3. Correspondence
 4. Sully Miller
 5. Santiago Creek Vision Plan
- XII. New Business**
- XIII. Adjournment**