

**Mabury Ranch Homeowners Association
Board of Directors Meeting
May 27, 2025**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, May 27, 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. **Approval of Meeting Minutes**
 1. April 22, 2025, Executive Session Meeting Minutes
 - C. **Member Discipline & Enforcement of Governing Documents**
 1. Violation status report
 - D. **General Business**
 1. City negotiations
 2. Common area/homeowner fence
 - E. **Payment of Assessment and Delinquency Accounts**
 1. Outstanding list
 - F. **Adjournment**
- II. **Call to Order General Session – 6:45 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.

 1. Correspondence
- V. **Consent Calendar**
 1. April 22, 2025, General Session Meeting Minutes
 2. Approval of the May check run
 3. Water consumption report
 4. Architectural review status report
- VI. **Committee Reports**

Social Committee

 1. Social Committee expenses
- VII. **Financials**
 1. Financial reports for the period ending April 30, 2025
 2. First Foundation Bank CD maturity
- VIII. **Architectural**
 1. Appeal submitted by 5702 E. Crater Lake Ave. for exterior painting
 2. Proposed revisions to the Architectural Standards
- IX. **Landscape**
 1. Proposal submitted by Nieves Landscape, Inc. for parkway strip planting on Waterton Ave.

2. Proposal submitted by Nieves Landscape, Inc. for parkway strip planting on Bryce Ave.
3. Proposal submitted by Nieves Landscape, Inc. for planting by the storage unit
4. Proposal submitted by Nieves Landscape, Inc. for parkway planting on Waterton Ave.
5. Proposal submitted by Nieves Landscape, Inc. for test strip planting on Glacier
6. Proposal submitted by Nieves Landscape, Inc. for the installation of a dog station in the East Greenbelt
7. Proposal submitted by Peterson's Tree Works, Inc. for tree removal in the east greenbelt
8. Tree Trimming spreadsheet

X. General Business

1. Proposals submitted by Correct Elect, Elect 2 Inspect, and Third Party Voting
2. Proposal/correspondence submitted by Premier Commercial Painting for wrought iron gate repair on Smokey and painting of the storage unit
3. Storage facility keys
4. Sully Miller
5. Santiago Creek Vision Plan

XI. New Business

XII. Adjournment