

**Mabury Ranch Homeowners Association
Board of Directors Meeting
July 16**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, July 16, 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. Hearings**
 - C. Approval of Meeting Minutes**
 - 1. May 24, 2025, Executive Session Meeting Minutes
 - D. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - E. General Business**
 - 1. City negotiations
 - F. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - G. 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.
- V. Consent Calendar**
 - 1. May 24, 2025, General Session Meeting Minutes
 - 2. Approval of the July check run
 - 3. Architectural review status report
- VI. Committee Reports**

Social Committee
- VII. Financials**
 - 1. Financial reports for the period ending June 30, 2025
- VIII. Architectural**
 - 1. Proposed revisions to the Architectural Standards
- IX. Landscape**
 - 1. Proposal submitted by Peterson's Tree Works, Inc. for beetle treatment
 - 2. Proposal submitted by Nieves Landscape Services for adding of geraniums at entries
 - 3. Nieves Landscape Services
- X. General Business**
 - 1. Proposals submitted for meter pedestal replacement on Serrano Avenue
 - 2. New legislation
 - 3. Sully Miller
 - 4. Santiago Creek Vision Plan
- XI. New Business**
- XII. Adjournment**