

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
September 23, 2025**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, September 23, 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. General Business**
    - 1. City negotiations
    - 2. Potential litigation
  - C. Approval of Meeting Minutes**
    - 1. August 26, 2025, Executive Session Meeting Minutes
  - D. Member Discipline & Enforcement of Governing Documents**
    - 1. Violation status report
    - 2. Homeowners request to waive fine
  - 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.*
- V. Consent Calendar**
  - 1. August 26, 2025, General Session Meeting Minutes
  - 2. Approval of the September check run
  - 3. Architectural review status report
- VI. Financials**
  - 1. Financial reports for the period ending August 31, 2025
  - 2. Renewal of CD maturing December 2025
  - 3. Proposed increase submitted by TPMS, Inc.
  - 4. 2026 proposed operating budget
- VII. Committee Reports**

Social Committee
- VIII. Architectural**
  - 1. Proposed revisions to the Architectural Standards
- IX. Landscape**
  - 1. Landscape Chair responsibilities
  - 2. Landscape deficiencies
  - 3. Landscape Committee role, purpose, and goals
  - 4. Use of lilies
  - 5. Proposals submitted by Nieves Landscape Services LLC and La Cresta backflow for backflow ball valve replacement

6. Proposal submitted by Nieves Landscape Services LLC for parkway strip planters along Orange Park Blvd.
7. Proposal submitted by Nieves Landscape Services LLC for parkway strip planters along Yellowstone
8. Proposal submitted by Nieves Landscape Services LLC for stump grinding and installation of a new tree in the west greenbelt
9. Tree recommendations submitted by Nieves Landscape Services LLC and Peterson's Tree Works, Inc.
10. Proposal submitted by Nieves Landscape Services LLC for removal of dead acacia near storage shed
11. Proposal submitted by Nieves Landscape Services LLC for adding plants and irrigation near storage shed
12. Proposal submitted by B & S Landscape, Inc. and Nieves Landscape Services LLC for west greenbelt creek cleaning
13. Proposal submitted by B & S Landscape, Inc. and Nieves Landscape Services LLC for west greenbelt cleanup
14. Proposal submitted by Peterson's Tree Works, Inc. for tree trimming in the east greenbelt
15. Correspondence submitted by Orange County Fire Prevention

**X. General Business**

1. Resolution to lien account 100403881
2. Proposal submitted by Premier Commercial Painting, Inc. for painting of the storage unit
3. Correspondence submitted by The Salvation Army
4. Mailed correspondence
5. New legislation update
6. November & December 2025 meeting dates
7. Trail and greenbelt signage
8. October Meeting outline/agenda
9. Sully Miller
10. Santiago Creek Vision Plan

**XI. New Business**

**XII. Adjournment**