

**Mabury Ranch Homeowners Association
Board of Directors Meeting
October 28, 2025**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on October 28, 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. September 23, 2025, Executive Session Meeting Minutes
 - D. General Business**
 - 1. City negotiations
 - 2. Potential litigation
 - E. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - F. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - G. Adjournment**
- II. Call to Order General Session – 6:15 p.m.**
- III. Approval of Agenda**
- IV. Dedication/Acknowledgements**
- 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.

 - 1. Correspondence
- VI. Consent Calendar**
 - 1. September 23, 2025, General Session Meeting Minutes
 - 2. Approval of the October check run
 - 3. Architectural review status report
- VII. Financials**
 - 1. Financial reports for the period ending August 31, 2025
- VIII. Committee Reports**
 - Committee Membership
 - Legal Committee authorizations
- IX. Architectural**
 - 1. Proposed revisions to the Architectural Standards
 - 2. Appeal submitted by 6531 E. Mabury Ave. for exterior painting
- X. Landscape**
 - 1. Tree recommendations submitted by Nieves Landscape Services LLC and Peterson's Tree Works, Inc.
 - 2. Proposal submitted by Nieves Landscape Services LLC to plant new trees in the west greenbelt

3. Proposal submitted by Nieves Landscape Services LLC to remove a large stump in the west greenbelt
4. Ratify the proposal submitted by Nieves Landscape Services LLC for phase 1 of the monument replanting on Orange Park Blvd.
5. Proposal submitted by Nieves Landscape Services LLC for phase 2 of the monument replanting on Orange Park Blvd.
6. Proposal submitted by Nieves Landscape Services LLC for steps and new entrance at trail off Mabury Ave.
7. Proposed increase submitted by Nieves Landscape Services LLC for monthly landscape maintenance
8. Proposal submitted by Peterson's Tree Works, Inc. for 2025 tree trimming program

XI. General Business

1. Proposal submitted by VanDerPol and Company for the December 31, 2025, fiscal year end audit and tax preparation
2. Trail and greenbelt signage
3. November & December 2025 meeting dates
4. Text communication
5. Mailed correspondence
6. Sully Miller
7. Santiago Creek Vision Plan

XII. New Business

XIII. Adjournment

XIV. Annual Election Meeting – 7:00 p.m.

XV. Organization Meeting – 7:45 p.m.

XVI. Executive Session – 8:00 p.m.

1. Board Member Training