

Mabury Ranch Homeowners Association

Board of Directors Meeting

March 24, 2026

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on March 24, 2026. 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. February 24, 2026, Executive Session Meeting Minutes

C. General Business

1. Settlement agreement

D. Member Discipline & Enforcement of Governing Documents

1. Violation status report

E. Payment of Assessment and Delinquency Accounts

1. Outstanding list

F. Adjournment

II. Call to Order General Session – 6:30 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. February 24, 2026, General Session Meeting Minutes
2. Approval of the March 2026 check run
3. Architectural review status report

VI. Financials

1. Financial reports for the period ending February 28, 2026

VII. Committee Reports

1. Newsletter Committee

VIII. Architectural

IX. Landscape

1. Proposals submitted by Nieves Landscape LLC for the following:
 - a. Parkway strip planting at 6121 E. Shenandoah Ave.
 - b. Parkway strip planting at 6122 E. Teton Ave.
 - c. Parkway strip planting at 6048 E. Teton Ave.
 - d. Tree trimming
2. Emergency tree trimming/removal/replanting at Orange Park and Mabury Ave.
3. Nieves Landscape LLC
4. Acacia

X. General Business

1. Resolution of the Board of Directors to Record Lien against account 100405871
2. December 31, 2025 draft audit submitted by VanDerPol and Company
3. Proposals submitted by Tinnelly Law Group and Brian D. Moreno Law Corporation APC for AB 130 amendments
4. Feedback submitted by Brian D. Moreno Law Corporation APC on the proposed Architectural Guidelines
5. Correspondence
6. Meeting location
7. Storage unit
8. Sully Miller/Santiago Creek

XI. New Business

XII. Adjournment