

Mabury Ranch Homeowners Association

Board of Directors Meeting

April 28, 2026

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on April 28, 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. March 24, 2026, Executive Session Meeting Minutes
 - C. General Business**
 - 1. Claims
 - 2. City tree(s)
 - 3. Legal counsel
 - D. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - E. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - 2. Homeowners request to waive fees
 - 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.

 - 1. Correspondence
- V. Consent Calendar**
 - 1. March 24, 2026, General Session Meeting Minutes
 - 2. Approval of the April 2026 check run
 - 3. Architectural review status report
- VI. Financials**
 - 1. Financial reports for the period ending March 31, 2026
 - 2. Additional reserve deposit
- VII. Committee Reports**
 - 1. Social Committee
 - a. Events
 - b. Inventory
 - 2. Landscape Committee
 - c. Dissolving of committee
- VIII. Architectural**
 - 1. Proposed Architectural Guidelines
- IX. Landscape**
 - 1. Proposal submitted by Nieves Landscape for palm tree trimming/removal near 1821 Orange Park Blvd.
 - 2. Proposals submitted by Peterson's Tree Works, Inc. for the following:
 - a. Tree removals near 6230 E. Teton Ave.
 - b. Tree trimming/removal near Taft and Cannon
 - 3. Proposals submitted by Nieves Landscape and Peterson's Tree Works, Inc. for tree removal in the west greenbelt by the south bridge
 - 4. Acacia
- X. General Business**
 - 1. Proposed AB 130 amendment submitted by Brian D. Moreno Law Corporation APC
 - 2. Legislation
 - 3. Sully Miller/Santiago Creek
- XI. New Business**
- XII. Adjournment**