

Mabury Ranch Homeowners Association
Board of Directors Meeting
May 26, 2026
Meeting ID: 863 4709 1825
Passcode: 219692
Phone: 1-669-900-9128

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on May 26, 2026. The Meeting will be called to order at 6:00 p.m. via Zoom.

****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. April 28, 2026, Executive Session Meeting Minutes
 - C. General Business**
 - 1. Legal opinion
 - 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. April 28, 2026, General Session Meeting Minutes
 - 2. Approval of the May 2026 check run
 - 3. Architectural review status report
 - 4. Water consumption spreadsheet
- VI. Financials**
 - 1. Financial reports for the period ending April 30, 2026
- VII. Committee Reports**
- VIII. Architectural**
- IX. Landscape**
 - 1. Proposal submitted by Nieves Landscape LLC for the following:
 - a. Yellowstone monument planting
 - b. Mt. McKinley monument planting
 - c. Orange Park Blvd. corner planter planting
 - d. Mainline repair at 6336 E. Waterton Ave.
 - e. Tree trimming near 1821 N. Orange Park Blvd.
 - 2. Proposals submitted by Nieves Landscape LLC and Peterson's Tree Works, Inc. for tree removals at the following locations:
 - a. Palm tree removal near 1821 N. Orange Park Blvd.
 - b. Eucalyptus tree removal near south bridge in the west greenbelt
 - c. Eucalyptus tree removals near 6230 E. Teton Ave.
 - d. Eucalyptus tree removals near 6241 E. Shenandoah Ave.
- X. General Business**
 - 1. Proposal submitted by Animal Pest Management for treatment near 6406 E. Yosemite Ave.
 - 2. Emergency access lane lighting
 - 3. Mailed correspondence
 - 4. Determine number of seats for 2026 Annual Election Meeting
 - 5. Meeting location
 - 6. Sully Miller/Santiago Creek
- XI. New Business**
- XII. Adjournment**