

**Mabury Ranch Homeowners Association
Board of Directors Meeting
November 13, 2019**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Wednesday, November 13, 2019. The Meeting will be called to order at 6:30 p.m. at the Clubhouse at Anaheim Hills Golf Course, 6501 E. Nohl Ranch Road, Anaheim, California

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 - 1. October 16, 2019 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - D. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - E. General Business**
 - 1. Update on appeal filed by Peterson
 - F. Milan Update**
 - 1. Milan mitigation proposal community mitigation agreement and feedback from legal committee
- III. Adjournment**
- IV. Call to Order General Session – 7:30 p.m.**
- V. Approval of Agenda**
- VI. 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. Email correspondence
- VII. Sully Miller/Milan update**
- VIII. Approval of Meeting Minutes**
 - 1. October 16, 2019 General Session Meeting Minutes
 - 2. October 16, 2019 Annual Meeting Minutes
 - 3. October 16, 2019 Organizational Meeting Minutes
- IX. Financials**
 - 1. Financial reports for the period ending October 31, 2019
 - 2. Approval of November check run
 - 3. Approval of updated reserve study
 - 4. Increase letter submitted by TPMS, Inc.
 - 5. Increase letter submitted by Tropical Plaza Nursery, Inc.
 - 6. Agreement with Clubhouse at Anaheim Hills for 2020 meeting dates
 - 7. Drafted 2020 operating budget
 - 8. Proposals submitted by VanDerPol and Company, Inouye, Shivley, & Klatt, Owens, Moskowitz and Associates, Inc., and Newman & Associates for the December 31, 2019 audit and tax preparation
 - 9. Water consumption report
- X. Architectural Committee**
 - 1. Architectural review status report
- XI. Landscape Committee**
 - 1. Proposal submitted by Tropical Plaza Nursery, Inc. for removal of reeds from North bridge to Mabury Ave.
 - 2. Proposal submitted by Tropical Plaza Nursery, Inc. to rack up all eucalyptus debris throughout the greenbelt

3. Proposal submitted by Tropical Plaza Nursery, Inc. for removal of dirt from prior creek clean out
4. Proposal submitted by Tropical Plaza Nursery, Inc. for replacement of wall behind west monument on Yellowstone

XII. Maintenance Committee

1. Emergency access lane lighting discussion

XIII. Old Business

1. Approval and location for the storage shipping container discussion

XIV. General Business

1. SB 323

XV. Social Committee

XVI. Neighborhood Watch

XVII. Environmental Committee

XVIII. Welcome Committee

XIX. Legal Committee

XX. New Business

XXI. Adjournment