

**Mabury Ranch Homeowners Association
Board of Directors Meeting
February 22, 2022**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, February 22, 2022. 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.

****Homeowners will only be able to speak during homeowner forum unless otherwise approved by the Board of Directors****

- I. Call to Order Executive Session – 6:30 p.m.**
- II. Executive Session**
 - A. Approval of Agenda**
 - B. Approval of Meeting Minutes**
 - 1. January 25, 2022 Executive Session Meeting Minutes
 - C. Member Discipline & Enforcement of Governing Documents**
 - 1. Violation status report
 - 2. Violation list to Board
 - D. General Business**
 - 1. Potential litigation and claims discussion
 - E. Payment of Assessment and Delinquency Accounts**
 - 1. Outstanding list
 - 2. Account letters
- III. Adjournment**
- IV. Call to Order General Session – 7:00 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.
- VII. Approval of Meeting Minutes**
 - 1. January 25, 2022 General Session Meeting Minutes
- VIII. Financials**
 - 1. Financial reports for the period ending January 31, 2022
 - 2. Approval of the February check run
- IX. Architectural**
 - 1. Architectural review status report
- X. Landscape**
 - 1. Proposal submitted by Tropical Plaza Nursery, Inc. to remove the dead acacia and replant with lantana on the east side of the west greenbelt
 - 2. Proposal submitted by Tropical Plaza Nursery, Inc. for installation of new signage
 - 3. Proposals submitted by Tropical Plaza Nursery, Inc. for stump grinding where the trees were removed, installation of new trees, new plant material, and irrigation in the lower east greenbelt along with feedback from the Landscape Committee
 - 4. Proposal submitted by Peterson's Tree Works, Inc. for tree mapping services
 - 5. Correspondence submitted by Serrano Heights HOA regarding maintenance responsibility
 - 6. Corner planter upgrade update
 - 7. Tropical Plaza Nursery, Inc. contract renewal discussion
 - 8. Fall tree trimming discussion
- XI. General Business**
 - 1. Rate sheets submitted by SwedelsonGottlieb and Brian D. Moreno Law Corporation APC
 - 2. Drafted maintenance agreement for Taft Extension/Emergency Lane (City) and MRHOA
 - 3. Adoption of Code of Ethics Policy and feedback from Prendiville Insurance Agency on the policy
- XII. Committee Reports**
 - 1. Drafted newsletter
 - 2. Interested members for various committees/Appointment of members to committees
- XIII. New Business**
- XIV. Adjournment**