

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
April 23, 2024**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, April 23, 2024. The Meeting will be called to order at 6:00 p.m. at the home of Stephanie Tilhof located at 6618 E. Waterton Ave., Orange, CA 92867.

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

- I. **Call to Order Executive Session – 6:00 p.m.**
- II. **Executive Session**
  - A. **Approval of Agenda**
  - B. **Approval of Meeting Minutes**
    1. March 26, 2024 Executive Session Meeting Minutes
    2. April 17, 2024 Special Executive Session Meeting Minutes
  - C. **Member Discipline & Enforcement of Governing Documents**
    1. Violation status report
    2. Reports of member discipline
  - D. **General Business**
    1. City negotiations
    2. Claims
  - E. **Payment of Assessment and Delinquency Accounts**
    1. Outstanding list
    2. Homeowners request to waive fees
- III. **Adjournment**
- IV. **Call to Order General Session – 6:30 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. Correspondence
- VII. **Committee Reports**
  1. Meeting with Finance Committee
  2. Committee recommendation on legal counsel
- VIII. **Approval of Meeting Minutes**
  1. March 26, 2024 General Session Meeting Minutes
  2. April 15, 2024 Special General Session Meeting Minutes
- IX. **Financials**
  1. Financial reports for the period ending March 31, 2024
  2. Approval of the April check run
  3. Additional reserve contribution
  4. December 31, 2024 fiscal year end draft audit submitted by VanDerPol & Company
- X. **Architectural**
  1. Architectural review status report
- XI. **Landscape**
  1. Front entrance redesign committee
  2. BrightView Landscape Services for monthly landscape service
  3. Quarterly report submitted by Tropical Plaza Nursery, Inc.
  4. Proposal submitted by Tropical Plaza Nursery, Inc. for planting on the top of McKinley
  5. Landscape Committee - general
- XII. **General Business**
  1. Determine the number of seats for the October 22, 2024 Annual Election Meeting
  2. Proposal submitted by Outdoor Dimensions, LLC. for lettering
  3. Enforcement policy
  4. Sully Miller update
- XIII. **New Business**
- XIV. **Adjournment**