

**Mabury Ranch Homeowners Association  
Board of Directors Meeting  
April 22, 2025**

**MEETING NOTICE & AGENDA**

**NOTICE OF MEETING:** The next Board of Directors Meeting for Mabury Ranch Homeowners Association will be held on Tuesday, April 22, 2025. The Meeting will be called to order at 6:00 p.m. at the Office of TPMS, Inc. located at 1525 East 17<sup>th</sup> 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 25, 2025, Executive Session Meeting Minutes
  - C. Member Discipline & Enforcement of Governing Documents**
    - 1. Violation status report
  - D. General Business**
    - 1. Mailed correspondence
    - 2. City negotiations
  - E. Payment of Assessment and Delinquency Accounts**
    - 1. Outstanding list
    - 2. Account correspondence
  - 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. March 25, 2025, General Session Meeting Minutes
  - 2. Approval of the April check run
  - 3. Architectural review status report
- VI. Committee Reports**
  - Social Committee
    - 1. Purchase items
    - 2. Proposal submitted by Bella's Creative Crew for face painting
    - 3. Event flyer
- VII. Financials**
  - 1. Financial reports for the period ending March 31, 2025
  - 2. December 31, 2024, fiscal year end draft audit submitted by VanDerPol and Company
- VIII. Architectural**
  - 1. Appeal submitted by 6531 East Mabury Avenue regarding an after the fact shed
  - 2. Proposed revisions to the Architectural Standards
- IX. Landscape**
  - 1. Proposal submitted by Nieves Landscape, Inc. for parkway strip planting
  - 2. Proposal submitted by Nieves Landscape, Inc. for west greenbelt creek cleanup
- X. General Business**
  - 1. Correspondence
  - 2. Sully Miller
  - 3. Santiago Creek Vision Plan
- XI. New Business**
- XII. Adjournment**