

**Mission Manor at Ray Ranch
Homeowner's Association**

Board Meeting Minutes

July 29, 2010

Board members present: Mark Stringer, Ross Thomas, Warren White, Gerry DeRosa, Rick Palmatier

Other attendees: Debbie Rudd – Tri City, Robert Logan and David Love with Clean Cut Lawns

Board Members Absent: none

Location: Coffee Rush

Recording Secretary: Ross Thomas

The meeting was called to order at 7:07 p.m.

Homeowner Forum

- No homeowners were present

Old Business

Review of Previous Meeting Minutes

- Previous meeting minutes, 5/27/2010 will be submitted at next meeting.

Review of Financial Report / Treasurer's Report

- Copies of the month's checks were given to the Acting Treasurer.
- Financial report reviewed and approved.
 - Sign charge was an invoice for a permit fee from city of Chandler.
 - Pet Butler discount was a one-time event.

Architectural Committee Reports

- No submittals at this time.

Violation Reports

- Violations – None at this time.

New Business

- Clean Cut Lawns attended the meeting
 - Showed locations of previous repairs.
 - Assured that the crews will not be driving on the landscaping or parking on the gravel.
 - Brought bids to replace the poly tubing with pvc. Board will review at next meeting.
 - Assured the board that the gravel raking, trimming of the bushes, and pruning trees will be done better than what has previously happened.
 - Brought proposal to trim trees in order of priority – approved by board so they can start work.
 - Olive tree on Linda Lane was approved to remove and grind stump.
 - Palo Verde tree in back of Harrison seems to be dead. They will look at it.

- Maintenance crews come on Fridays. Trimming crew comes twice a month, but not on specific days. They will let Debbie know when they are coming out so she can review work. Irrigation team should visit property two times a month. CCL will send report showing when they are out.
 - Debbie will verify reports to make sure the work was done.
- Irrigation proposals to be tabled until next meeting along with monument area improvements.
- Mark, Rick, and Ross met with Desert Drainage representative to discuss the solutions proposed for drainage area. – Best option is to drill dry well.
 - Mark met with Waco Drilling to discuss the project – Was told that they could not get the drilling rig in the back retention behind the cul-de-sac at Los Altos.
 - Debbie will check on cost of having plumber come out after it rains to pump water from small retention to large retention area.
- Board members to email with approvals/denials on bids from Clean Cut Lawns – Bid numbers are 1269, 1270, 1343, and 1344. Debbie to check to see if discounts can be provided.
- Debbie will get two other bids on the drip line replacement.

Next Meeting

- Wednesday, September 8, 2010 – Nate's Third Base – 7pm

Meeting adjourned at 8:58 pm