

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

Board Meeting Minutes
September 8, 2010

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

Other attendees: Debbie Rudd – Tri City

Board Members Absent: Warren White

Location: Nate's Third Base

Recording Secretary: Ross Thomas

The meeting was called to order at 7:05 p.m.

Homeowner Forum

- No homeowners were present

Old Business

Review of Previous Meeting Minutes

- Previous meeting minutes for 7/29/2010 were submitted and approved unanimously.

Review of Financial Report / Treasurer's Report

- Copies of the month's checks were given to the Acting Treasurer.
- Financial report reviewed and approved unanimously.
 - The \$1322 charge from Clean Cut Lawns includes the monthly service fee and the pre/post emergent monthly costs. Debbie will modify budget lines to reflect these combined costs.
 - Debbie will separate the lines in the budget for the pet bags and the pet clean-up.

Architectural Committee Reports

- Submittal from lot #66 was approved
- Submittal from lot #29 was denied.

Violation Reports

- Violations – None at this time.

New Business

- Debbie will be contacting Clean Cut Lawns:
 - Clean Cut Lawns has not notified Tri-City as to when their crews will be coming out. They had confirmed that they would do this at the previous meeting.
 - Ask that they remove the reference to a "tot lot" from their weekly reports as there is not a "tot lot" on the property.
 - Ask Clean Cut Lawns to update their notes from the previous meeting to say that the landscape vehicles are prohibited from driving and parking on the landscaping.
- Board acknowledged and accepted Milt Schwartz's resignation as the ACC chair.
 - Board approved a \$100 restaurant gift card for his and Eileen's service. Board approved up to \$150 for an engraved, personalized award of thanks.
 - Debbie will follow-up with Parker to see if he wishes to take over position.

- Cable box at the entrance to the subdivision off of Dobson has been painted.
- Suggestion to paint the handrails was brought forth. Board approved Mark purchasing the paint and painting the handrails.
- Gravel Bids
 - Bids received from Clean Cut Lawns, All Rock, and Sunbelts.
 - Debbie will go back to submittals and ask them to specify the exact location that the rock would be spread, the type of rock – determined by previous rock purchases – and the depth of the rock. Need to have river rock added to quotes for the area in the back of Harrison. Debbie will have the revised information by next meeting.
- Irrigation Bids
 - Bids received from Clean Cut Lawns, Asset Landscaping, and AZ Panoramic.
 - Bid from Clean Cut Lawns was accepted pending the answer to questions that Debbie is seeking:
 - Why are so many multi-port emitters needed and what the warranty for the work?
 - Also confirm that the other monument sign is included in the bid and that the bid specifically states that the landscape will be returned to original condition.
- Landscape Bids
 - Bids received from Arizona Panoramic, Bedrock Landscaping, and Triscape Landscape Management.
 - Bids were obtained to compare costs to our current provider, Clean Cut Lawns.
 - Decision made to see how Clean Cut Lawns continues to perform, especially with irrigation work, before we decide on if a new provider is necessary.
- Approved meeting minutes will be posted to website. Ross will post board approved minutes as well as a schedule for the board meetings. Notice in bulletin boards to remind homeowners that website has the approved minutes and schedule.
- Copies of bulletin board and dog station keys to be made – one set for Tri City and one set for Mark.

Next Meeting

- Wednesday, November 10, 2010 – Nate's Third Base – 7pm

Meeting adjourned at 8:33 pm