

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

Board Meeting Minutes

January 12, 2011

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

Other attendees: Debbie Rudd – Tri City

Board Members Absent:

Location: Nate's Third Base

Recording Secretary: Ross Thomas

The meeting was called to order at 7:10 p.m.

Homeowner Forum

- No homeowners attended

Old Business

Review of Previous Meeting Minutes

- Previous meeting minutes for 11/10/2010 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.

Architectural Committee Reports

- No submittals were presented

Violation Reports

- Violations – None at this time.

New Business

- Mark Stringer let the board know that he was resigning from the board as he will be moving from the neighborhood.
- Landscaping
 - Board approved the bid from CCL to begin irrigation work from west monument sign on Santa Anna to end of wall on Dobson
- Landscaping – Rock
 - It was estimated that approximately 500 tons of ½ inch screened Madison Gold gravel is needed to complete the remaining areas behind Los Altos and approximately 150 tons of 3-6" river rock to complete the area behind Harrison.
 - Will use the estimated amounts above along with the following:
 - Bills of lading with weights signed off from the truck drivers.
 - No trucks to be on the sidewalks.
 - All damage to sidewalks and irrigation to be repaired and paid for by the contractor.
 - Contractor needs to come out and walk the property prior to work starting.

- Debbie will ask All Rock to provide in writing on rock bid to abide by the RFP plans – need to include sidewalk repair, irrigation lines, weight tickets.
- Debbie will go back to CCL to see if they can match the bid by All Rock.
- Sunbelt's bid was too expensive to consider.
- Debbie will get 3 bids from contractors to paint the perimeter walls.
- Dues Increase
 - Board unanimously approved to increase the monthly dues by 5% to \$59.85.
 - Debbie will add explanation to the first paragraph of the letter that will go out to homeowners for the increase – gravel, painting, irrigation project, draining project, etc. She will email the letter to the board.
 - Debbie will email the budget to all the board members for review. Board members to respond to all with any changes to Debbie within one week so the letter and budget can be sent out.
- Board voted unanimously to not donate to the CAI legislative action committee.
- Lot 53 or lot 21 volunteered to keep dog bags containers filled.
- CPA Review – Board approved using Michael Ginsburg for the compilation.

Next Meeting

- Wednesday, March 9, 2011 – Nate's Third Base Restaurant – 7pm

Meeting adjourned at 8:15 pm