

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
January 8, 2014

Members present: Ross Thomas, Gerry DaRosa, Warren White, Rick Palmatier, Jose Davila

Other attendees: Elaine Anghel (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 7:03 p.m.

Before the normal agenda, the Board received a report from Jesse with Diversified Landscaping on the current maintenance plan & a proposal for renewing the plantings along Dobson.

- Due to the holidays, the maintenance was off from their desired schedule, but things will be caught up. Since frost is still a potential, trimming of items will still be delayed until late Feb/early Mar.
- Replanting proposal involves approximately 100 plants, recommended at 5-gal size, for an estimate of \$2,345. Reducing size to 1-gal would result in a ½ reduction on the estimate. DLM needs input on type of plants & desired direction.
- Also, DLM is proposing an inflationary increase in the fee (automatic under the contract), since there has been no price increase for past several years
- The Board thanked Jesse for his attendance & updates

Minutes: The meeting minutes from November 13, 2013, were reviewed & APPROVED on unanimous vote (G DaRosa motion, R Thomas second)

Treasurer's report: W White provided the financial report, 2 members asked about the approved additional transfer to the reserves, E Anghel to verify. Questions were also raised on the apparent "excess" for Pet Butler & the insurance costs, E Anghel to verify. The report was APPROVED on unanimous vote (R Thomas motion, R Palmatier second)

The Board then further discussed the proposal & information from DLM. The consensus was that 100 plants, at the 5-gal size, would be too many plants & too costly. R Thomas moved to modify the plan to primarily 1-gal plants & less than the 100 proposed, G DaRosa second, APPROVED unanimously

- The Board also discussed the proposed increase in fees, none of the members remembered an automatic increase clause & all questioned the assertion of the

length of time since a prior increase (just started with DLM in early 2013), E Anghel to check

E-mail follow-up from E Anghel (1/10/14): Pet Butler was under-budgeted last year, timing on insurance gives apparent double charge, reserve transfer made, & violation cleared w/ submission of ACC request

Old business: TABLE of the continued discussion on the monument increase since no response from C Feedback

New business:

- ACC request from lot 9 (re-roof) APPROVED unanimously (R Palmatier motion, R Thomas second)
- Stucco repair issues: needs further study, wide disparity of quotes, high \$78,000; E Anghel to set meeting with Mike from Titan
- Discussion of block party/"spring fling" - looking at April 12, 4:00-6:00 p.m.; J Davila to check on possible vendors (hot dog, snow cones)

The meeting moved into Executive Session at 8:45 p.m.

The meeting was adjourned at 8:47 p.m. on unanimous motion.

NEXT MEETING: March 12, 2014, 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 2/25/2014

Approved:

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Executive Session Minutes
January 8, 2014

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Other attendees: Elaine Anghel (TCPM)

Members absent: none

Location: Nate's Third Base

The minutes from the November 13, 2013, Executive Session were reviewed & APPROVED unanimously (R Thomas motion, W White second)

Only 1 violation noted on the report, Board noted odd status, E Anghel to check

No action necessary on collection matters

Executive Session adjourned at 8:47 p.m.