

Mission Manor at Ray Ranch
Homeowners' Association
Annual Meeting
May 8, 2013

Board members present: Ross Thomas, Gerry DaRosa, Warren White, Rick Palmatier
TCPM: Shelley Ebert

Homeowners present: Patty Adams, Kevin Anway, Kartig (lot 27), Jose Davila, Carl, Bill Miller

Meeting called to order at 6:05 p.m.

The current Board members & property manager from TCPM introduced themselves to the owners in attendance.

Open forum

- A concern was raised about scorpions – comments from others suggested Responsible Pest Control or a self-help option of brake cleaner spray
- The general condition of the walking path, specifically the southern portion, was raised. Issues included trimming of trees, clean-up of debris and pet waste, and a broken portion of the cement. An additional idea, although recognized as potentially costly, was the potential of adding lighting in the area. TCPM to obtain quotes.
- Recent repairs by the neighboring community of Teal Crossing were noted as an example of a good approach. Specifically in areas where we have water damage – it appeared as though their repair/painting contractor stripped the damaged areas, applied a protective coating, then finished the stucco and painted. Noted for future inclusion in re-painting contracts.
- Although a bee problem was addressed in the SW corner of the common areas, the utility box cover was not properly re-installed (safety & vandalism concerns). TCPM to refer to landscapers or handyman as appropriate
- A question on repairing a gate hinge, on a possible common wall area was discussed – TCPM will refer to handyman for inspection/recommendation

Treasurer's Report

W White reviewed the annual numbers for the operations and reserve accounts, along with an overview of payments of monthly assessments and past due amounts. Nearly all owners are current, with only 3 accounts in a delinquency/collections status (foreclosures & moved out).

- Operations account: \$22,800 last year, current balance of \$18,000
- Reserve account: \$6,000 last year, current balance of \$28,000

Minutes from 2012 Annual Meeting were reviewed, no corrections noted by the Board, no additions from the homeowners

- R Thomas motion, R Palmatier second, APPROVED unanimously

Board Elections

- Nomination received for Jose Davila, no nominations from the floor
- 7 mailed ballots received, 6 owners present, 4 Board members – quorum met
- Jose Davila selected along incumbents – R Thomas to continue as President, G DaRosa to continue as Vice-President, W White as Treasurer, R Palmatier as Secretary

Old Business

- Front monument entrances & lighting – generally cost prohibitive without special assessment, Board not inclined to take that approach for a “design improvement” versus a health or safety or damage repair project
- Discussions have occurred with the current landscapers for update of the plants & repairs to the lighting fixtures; LED bulbs costly & unprotected from theft/vandalism with current fixtures
- Goal for the update suggestion is to remove the “tombstone” shape on the monument, move the “Mission Manor” identification to the front (rather than the original “Ray Ranch”) for the initial impression
- P Adams & C Feedback to continue to seek ideas on additional options & examples

New Business

- The homeowners then discussed potential improvements along the walking path on the western edge of the “green belt” – obvious bicycle tracks from neighboring community across our gravel, our line for maintenance actually further west than landscapers are working; S Ebert will follow-up on pros & cons of installing “no trespassing” or warning signs about private nature of the walkway area
- The homeowners raised questions about the rotational pattern of the landscape maintenance & focus by Pet Butlers. The Board answered that the pattern has been on a quarterly basis, with inspection/cleaning for major items throughout the entire tract on each visit. Both contractors visit on a weekly basis. A broken area was noted for the sidewalk behind 2011 W Harrison – reminder needs to go back to Diversified on the need for a cart only access to that area (rather than pick-up truck weight).
- The apparent failure of the exterior wall painting was also discussed. Some areas appear to be due to water seepage from the homeowner’s side of the fence. Follow-up inspection & warranty repair discussions to be scheduled with Titan Painting (specifically chosen due to guarantee & re-paint terms).

- The idea for a block party was again raised & discussed – historical problem has been lack of attendance
- There was a question from a homeowner about unwanted door hangers – the neighborhood as a whole is open & not posted for “no solicitors,” thus the initial responsibility for the homeowner to post a “no soliciting” notice; practical aspect of resulting litter from the flyers. W White to research with Chandler Zoning/Code Enforcement
- There was a final discussion of the history & cost associated with the drainage options for the SW corner of the greenbelt area. Although a problem, the options are difficult – there is insufficient clearance for a drilling rig to have access (without significant removal of trees), there is the question of the weight load on the sidewalks & likely damage. The most cost effective option at present is the use of a temporary pumping operation if rainwater becomes too lengthy of standing water problem.

There being no other items of discussion for the Annual Meeting, R Thomas moved, W White seconded, to adjourn the 2013 Annual Meeting. PASSED unanimously

Meeting adjourned at 7:35 p.m.

Approved: _____