

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

September 26, 2012

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

Other attendees: Shelly Ebert (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 7:00 p.m.

Homeowners forum: P Adams & K Anway present

- Jessie Moreng from Diversified Landscaping - 2 primary partners, crew supervisor, 90% of their customers are HOAs, use of licensed contractors (irrigation & landscaping), work with about 30 neighborhoods from size of 50-60 up to 700, most similar to MMRR, commitment to sustainability practices
- need to confirm extent of Pet Butler's waste disposal - just open areas, or also collection cans; can we add that to their contract or incorporate into the landscaping?
- discussion of proposals from sign companies - 2 bids with guidance of stone veneer & aluminum lettering, sense that ALB was better versed in the complexity of the project, options on re-working / re-finish / maintain of footings
- Diversified also with some expertise, S Ebert to investigate further
- Moon Valley advertising design assistance at no cost w/ follow-on discount on materials
- concern about water back-up at Santa Ana & Harrison
- concern about on-street parking, with trailers (commercial & camping), along both sides of Santa Ana off Linda

Minutes: The meeting minutes from July 11, 2012, were reviewed, G DaRosa motion, R Thomas second, APPROVED on unanimous vote

Treasurer's report: review of financial reports by W White, overall ahead of budget projections, R Thomas motion, G DaRosa second, APPROVED on unanimous vote

Committee reports:

Architectural: no open requests for action

Landscape maintenance: review of Clean Cut reports, becoming routine in the details (Board expressed its frustration)

- concern with water bill still, S Ebert to ask CCL to specifically inspect irrigation lines

Old business:

- still open discussion about updating planters, may be the more cost effective alternate to re-doing the monument signs, TABLED

New business:

- draft of updated fine policy, prior in Sep'05 is now potentially dated, advice from management (in light of legal challenges elsewhere) is to make structure more objective rather than leaving too much discretion to the Board, TABLED
- stucco repair / paint peeling, SW corner off Los Altos cul de sac, S Ebert to contact painter to inspect under warranty
- calendar check for out-of-cycle meeting in Oct, to discuss budget for 2013 (assessment increase), landscaping contract, & guidance back on upgrades to monument signs

The meeting moved into Executive Session at 8:55 p.m.

The meeting was adjourned at 9:00 p.m. on unanimous motion.

NEXT MEETING: November 14, 2012, 7:00 p.m.

Submitted by: R. Palmatier, 10/24/2012

Approved:

Mission Manor at Ray Ranch
Homeowner's Association
Executive Board Meeting Minutes
September 26, 2012

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

Other attendees: Shelly Ebert (TCPM)

Members absent: none

Location: Nate's Third Base

The Executive Session was called to order at 8:55 p.m.

- collections & violations reports, no violations for Board action
- assessment delinquencies on 2 homeowners (Booth & George), discussion on referral to attorney for collections, R Palmatier motion, R Thomas second, APPROVED unanimously

The meeting was adjourned at 9:00 p.m.

Submitted by: R. Palmatier, 10/24/2012

Approved: