

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
October 22, 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: none present

Minutes: The meeting minutes from the September 26th meeting were deferred until the next regular meeting in November 14, 2012

Treasurer's report: September 2012 financial reports distributed by TCPM prior to the meeting, available during budget discussion

Committee reports:

Architectural: no open requests for action

Landscape maintenance: acceptance by Diversified Landscape Management of the proposed addendum on insurance limit coverages & sprinkler maintenance, S Ebert reported DLM clarification of pre-emergent spraying (x2) & 1 application of post-emergent will be included at the contract proposal of \$1400 per month

- motion by R Palmatier, second by R Thomas, to move to Diversified Landscape Management effective January 1, 2013, APPROVED unanimously
- S Ebert to make appropriate notifications (no later than December 1, 2012)

Old business:

- fine policy distributed prior to the Board meeting, discussion of advantages for more objective predictability rather than exclusively within the discretion of the Board, TABLED for additional drafting on Architectural Request violations
- monument signs - awaiting additional input from DLM, potential of simply re-painting to modernize, potential of demolishing the Dobson sign & restoring the planter; W White to research requirement for identification of neighborhood w/ City Planning
- Pet Butler willing to empty & re-stock large trash container bags for pet waste, additional \$6 fee per month; RATIFIED management action to include

New business:

- CPA annual review, discussed pros & cons of remaining with same company, no benefit within industry for a “second opinion,” advantage of efficiency & cost break with same firm; as discussed last year, complexity of our common areas or budget amounts not requiring full audit or additional inspection of a full review, compilation report still most appropriate; R Thomas motion to retain Ginsberg & Dwaileebe again to do a compilation report, W White seconded, APPROVED unanimously
- Budget discussion for 2013 - the Board discussed the CCR language on “maximum annual assessment” level as an automatic increase under Art. III, sec. 3, of the CCRs; S Ebert offered the interpretation that setting the maximum annual at the automatic 5% increase over the historical progression served as a hedge against needing to seek a special assessment for a catastrophic incident exceeding the reserves
 - the Board discussed the concern & perception that if the historical maximum was allowed to continue to compound (estimated now at over \$1,000 monthly), a future Board could abuse the increase authority
 - further discussion was had regarding the authority to remove such a Board on vote of the membership, & the unlikelihood of such a Board having a sufficient majority
 - current monthly assessment is \$62, the applicable CPI for the past 12 months is 1.4%, which equates to an increase to \$62.87
 - for simplicity & keeping only with the CPI inflationary figure, R Thomas moved to increase the monthly assessment to \$63, R Palmatier seconded, APPROVED unanimously
 - the question of setting the “maximum annual assessment” was TABLED
- a question was raised about researching surrounding neighborhood association assessments, W White & S Ebert to research further
- S Ebert raised a question concerning adopting, by resolution, a late fee for overdue assessments; the authority is in the CCRs, but management’s recommendation is that such a fee should be adopted by Resolution, TABLED for further study & review
- monument lights are reported to be out / in need of replacement

The meeting was adjourned at 7:55 p.m. on unanimous motion.

NEXT MEETING: November 14, 2012, 7:00

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

Approved: