

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
March 13, 2013

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

Other attendees: Shelley Ebert (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 7:13 p.m.

Minutes: The meeting minutes from January 9, 2013, were reviewed & approved on unanimous vote

Treasurer's report: The account balances were reviewed & considered to be in a good position with the reserve transfers. The City has credited us \$1,400 due to a meter error. TCPM will reverse the Paint Pro billing – wrong community code. R Palmatier moved to accept the report, R Thomas seconded, PASSED unanimously

Old business:

- Monument update, TABLE for discussion of grant requirements at Annual Meeting

New business:

- Jess from Diversified Landscaping attended to discuss landscaping plans & weed control – requested copies of water bills to identify irrigation trends/problems
- Plan to renew/improve plants at main entrance monument, use of lantana on ground level in addition to fresh flowers in the planter, need for additional multi-port irrigation emitter – \$830
- Water drainage & rusted railing at end of Santa Ana – back hoe to move rock, correct grade, add approx. 1 ton river rock – \$1,418
- Drainage concerns in SE retention basin – visible watermark of slow drain, ability to scrape & add approx. 6 ton river rock – \$1,050
- Pre-emergent treatment of gravel areas, not part of service agreement, benefit of workers able to spend time on-site with other projects, approx. 3 acre need, 3-6 mo control – \$950
- Discussion of all projects for a combined total of not to exceed \$4,300. R Palmatier motion, R Thomas second, PASSED unanimously
- Need repair estimate for failing railing, Santa Ana/Harrison drainage area – S Ebert to coordinate
- Annual Meeting discussion of monuments – prohibitive costs, updated plants; need to discuss administrative commitments with City grant process

- Failing wall paint, resistance by contractor on warranty assurances – S Ebert to review

Architectural: no issues

Landscape maintenance: discussed within “New business”

The meeting moved into Executive Session at 8:20 p.m.

The meeting was adjourned at 8:25 p.m. on R Thomas motion, G DaRosa second, PASSED on unanimous vote

NEXT MEETING:

- ANNUAL: Wednesday, May 8, 2013, 6:00 p.m., R Thomas home
- REGULAR: Wednesday, May 8, 2013, 7:00 p.m., R Thomas home (after annual meeting)

Submitted by: R. Palmatier, 5/6/2013

Approved

Mission Manor at Ray Ranch
Homeowner's Association

Executive Board Meeting Minutes
date

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

Other attendees: Shelley Ebert (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 8:20 p.m.

- No change to on-going collections issues
- No current violations, S Ebert still following up on Lot #1
- Concern with Lot # 7, debris pile & trailer

The meeting was adjourned at 8:25 p.m. on unanimous motion.

Submitted by: R. Palmatier, 5/6/2013

Approved: