

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
January 9, 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 7:01 p.m.

Minutes: The meeting minutes from November 14, 2012, 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. R Palmatier moved to accept the report, G DaRosa seconded, PASSED unanimously

Old business:

- Monument sign proposals: JZ's declined to provide an updated bid, S Ebert to re-contact others TABLED

New business:

- TCPM letter recommendations letter - already following all applicable suggestions, no need to consider CD investment given size of account balances & budget
- review of TCPM draft calendar of events (time-line primarily for S Ebert tracking), Board is in agreement, requested report on rental properties for Mar'13 meeting (federal financing requirement to report); reverse of time sequence for Annual Meeting & Board Meeting in May

Architectural: ratification of prior e-mail votes for painting on Lot 38 & pool installation/block wall breach on Lot 3 (additional language for obligation to repair wall & landscaping to original condition, caution on sidewalk damage)

Landscape maintenance: concern for drainage/low area at Santa Ana/Harrison corner, S Ebert to pass issue to Diversified for evaluation

- Los Altos water meter readings significantly out of line, W White discussed with Chandler Water Department, agreed, pending replacement of meter & reversal of charge to historical usage
- Chandler grant application process - community involvement conditions may effectively prevent our qualifying, Block Watch, neighborhood training, events & participation numbers. TABLED issue until Annual Meeting for group discussion

The meeting moved into Executive Session at 7:44 p.m.

The meeting was adjourned at 7:50 p.m. on R Thomas motion, G DaRosa second, PASSED on unanimous vote

NEXT MEETING: Wednesday, March 13, 2013, 7:00 p.m., Nate's Third Base

ANNUAL MEETING: Wednesday, May 8, 2013, 6:00 p.m, Board meeting to follow

Submitted by: R. Palmatier, 3/7/2013

Approved

Mission Manor at Ray Ranch

Homeowner's Association

Executive Board Meeting Minutes

January 9, 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 7:45 p.m.

- No change to on-going collections issues
- S Ebert following up on one violation - debris pile

The meeting was adjourned at 7:50 p.m. on unanimous motion.

Submitted by: R. Palmatier, 3/7/2013

Approved: