

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
March 12, 2014

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

Other attendees: Donna Cardana (TCPM)

Members absent: none

Location: Nate's Third Base, 1949 W Ray Rd, Ste 11, Chandler

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

- The Board received a report on the structural integrity of the community's exterior wall from Isaac Berlin & Rick Hardin with Berlin Precision Construction (re reasons for cracking & failure of stucco repairs under paint). On preliminary inspection, they indicate that some of the stucco patches were not properly applied, there is water damage from the homeowners' side, and they question the engineering of the footings & column support in the original design process. Although they would not provide any estimate at cost of repairs, this would be extensive if they ultimately recommended a complete replacement. They provided a quote of \$1,500 for a complete review of the structure and recommendations.
- Jesse from DLM provided an update on the status of the landscaping & the steady progression around the 4 "sides" of the neighborhood; current focus was trimming back the birds of paradise & oleander bushes; their arborist has reviewed the health of the trees & recommended trimming actions (crown clean, end weight reduction, & elevate canopies) for a total of 20 trees - 6 Blue Palo Verdes, 2 Mesquites, 2 Willow Acacias, & 10 Desert Willows, plus a Jacardia along Dobson
- R Palmatier moved to accept the bid, at a final price not to exceed \$3,000, R Thomas seconded - PASSED unanimously

Minutes: The meeting minutes from January 8, 2014, were reviewed & approved on unanimous vote (R Thomas motion, J Davila second)

Treasurer's report: The account balances were reviewed & considered to be in a good position. R Thomas moved to accept the report, R Palmatier seconded, PASSED unanimously

Old business:

- Carl Feeback presented his proposal to re-work all 3 monument areas - removing the outer wall, creating a gentle slop up through the existing signs to the wall, adding

side columns to the existing signs with a pyramid shaped cap, & adding new lighting; proposed price is \$8,365 - TABLED for Annual Meeting

- R Thomas summarized his conversations with a homeowner who had questions regarding the trimming of overhanging trees & the concern that the Board was unfairly applying the CCRs - the questions were more of a misunderstanding & were not anticipated to be an issue at the annual meeting

New business:

- Annual Meeting - it was discussed that a snow cone option along with a Chandler PD Block Watch presentation would be a better mid-week option; potluck considered to be too large of a project with unknown participation; J Davila will coordinate for ice & flavors, TCPM will process reimbursement
- R Thomas moved to only provide snow cones, R Palmatier seconded - PASSED unanimously
- D Cardana reported that some homeowners have expressed concerns about the threatening tone of some of the violation letters; Board members agreed that tone needs to be softened to a request in the initial letters - Donna to adjust language & go back to violations with the new approach
- R Thomas moved to allow TCPM to send initial requests without Board vote, W White seconded - PASSED unanimously

Architectural: request from lot #46 (jacuzzi shade structure) - R Thomas moved to approve, G DaRosa seconded - PASSED unanimously

The meeting moved into Executive Session at 9:53 p.m.

The meeting was adjourned at 9:55 p.m. on unanimous vote

NEXT MEETING: Wednesday, May 14, 2014, 6:00 p.m., cul de sac of Los Arcos
(ANNUAL MEETING)

Submitted by: R. Palmatier, May 7, 2014

Approved

Mission Manor at Ray Ranch
Homeowner's Association
Executive Board Meeting Minutes
March 12, 2014

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

Other attendees: Donna Cardana (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 9:53 p.m.

– Single instance of violation & potential fine - TABLED under new guidelines of additional flexibility with TCPM

– Need action of delinquencies on fines for Lot #45, authority to send to attorney for collections letter - R Palmatier motion to send to attorney, R Thomas second - PASSED unanimously

The meeting was adjourned at 9:55 p.m.

Submitted by: R Palmatier, 5/7/14

Approved: