

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
June 10, 2014

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

Members absent: Ross Thomas

Other attendees: Donna Cardana (TCPM)

Homeowners present: none

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

The Meeting was called to order at 7:03 p.m.

Minutes: The Meeting Minutes from May 14, 2014, were previously distributed. Upon review, no corrections were noted – W White motion, G DaRosa second, APPROVED unanimously

Treasurer's report: The Financial Reports were previously distributed and summarized by W White. There were no questions or corrections – R Palmatier motion, J Davila second, APPROVED unanimously.

Old business:

- Monument signs: the general consensus from past discussions is that the Board does not feel it is appropriate to invest the in a complete overhaul of the monument signs. Although they are dated in appearance, they are not damaged or a danger in any way – the wall repair needs to be a priority over the signs. The Board agrees it is most appropriate to TABLE further discussion on an overhaul of the signs at this time.
-- in light of the theft of the lettering several months ago, the Board discussed the option of seeking bids for repairs to bring the signs back up to standard – R Palmatier motion, G DaRosa second, to seek bids for an upgrade to the lighting (LED preferred), replacement of the lettering, & review by DLM for planting improvements, APPROVED unanimously
- TCPM to also seek bids from painting/stucco repair companies on the exterior face of our community wall
- Letters will need to be sent to all homeowners, after a decision is made, that these repairs are being triggered by over-watering on the inside of the walls – asking for assistance in preventing the damage, potential of claim back against homeowners in the future.

- 2014 Budget: the Board discussed the intent from last fall, formal vote of the Board requested in order to ratify the action which resulted in the \$1.00 monthly assessment increase. R Palmatier motion to ratify the adoption, W White second, APPROVED unanimously.
--formal approval will result in the financials being updated to show the monthly transfer from operating to reserves

New business:

Architectural – ratification of e-mail approvals for house painting (lot #57) and security door (lot #63)

Landscape maintenance – increase in pet waste noted on walkway & areas behind Los Altos cul de sac – TCCPM to address with Pet Butler

-- Police referral made regarding non-neighborhood person going through recycling bins (presumable for aluminum cans)

-- Review of CC&R rental policy still on-going at TCCPM, more guidance to follow (due to legislative changes, anticipate minimal impact to our process)

There were no issues for an Executive Session.

The meeting was adjourned at 7:58 p.m.

Time & place for next meeting: July 9, 2014, at 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 6/30/2014

Approved: