

**Mission Manor at Ray Ranch**  
Homeowner's Association  
Board Meeting Minutes  
July 13, 2015

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

**Other attendees:** Christine Yost (TCPM)

**Members absent:** none

**Location:** Nate's Third Base

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

Minutes: The meeting minutes from May 12, 2015, were reviewed, with a correction to "lot #9" for the security screen door, & approved on unanimous vote

Treasurer's report: The account balances were reviewed & considered to be in a good position with the reserve transfers. There is still the pending final payment to CNF for the wall repairs (\$4,950). R. Thomas moved to accept the report, R. Palmatier seconded, PASSED unanimously

Old business: The Board reviewed the past discussions on updating the entrance monument signs & architecture with C. Yost. The request for a more modern design goes back to an annual meeting in 2013 – pricing developed from that was considered prohibitive. With the theft of the lettering & the problems with the lighting (old fixtures, energy efficiency, protect from theft/damage), the Board consensus was that those were priorities above design changes. TCPM will solicit proposals from 3 contractors for a sequencing of these priorities & cost information.

- Wall repairs: W. White & R. Palmatier discussed the walk & inspection on July 9, 2015. Pictures of the tagged areas were shown & forwarded to C. Yost for the TCPM files. The Board agreed that final payment should not be made until the noted cracks & uneven patches are addressed.

New business: The Board briefly discussed the unanimous e-mail vote for the replacement of windows at lot #70 (newer, more energy efficient, on the back & sides). R. Thomas signed the ACC request documenting the approval.

- A concern from TCPM was addressed on the oversight of the Facebook page, with the recommendation being that one of the Board members should be a co-administrator on the page. J. Davila volunteered to fill that role, in conjunction with still maintaining the community webpage.

Landscape maintenance: A question was raised about erosion seemingly caused by bicycles "cutting" off the sidewalk in the area behind lots #27 & 28 (off the walking path). C. Yost will discuss this with Jesse from Diversified to see if he has any ideas. Additionally, the Board discussed the erosion on the slope

between our path on the west (Los Altos) & the neighboring community with Tamarisk. This will also be discussed with DLM.

- C. Yost mentioned concerns from an owner on Harrison about an unkept yard (tree roots, weeds) - she will address those initially before elevating it to the Board. Also, there has been some concern about an overgrown tree between lots #61 & 72 that she will address initially.

There were no items for discussion at an Executive Session

The meeting was adjourned at 8:02 p.m. on unanimous consent

NEXT MEETING: Wednesday, September 16, 2015, 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 9/15/15

Approved