

**Mission Manor at Ray Ranch**  
Homeowner's Association  
Board Meeting Minutes  
September 16, 2015

---

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

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

**Members absent:** Gerry DaRosa

**Location:** Nate's Third Base

---

The meeting was called to order at 7:02 p.m.

Minutes: The meeting minutes from July 13, 2015, were reviewed & approved on unanimous vote, R Thomas motion, W White second.

Treasurer's report: The account balances were reviewed & considered to be in a good position with the reserve transfers. Still pending disbursement is the final payment to CNF Contracting for the wall work, after completion. R Palmatier moved to accept the report, R Thomas seconded, PASSED unanimously

Old business: completion of the wall patches & blending of the finishes/paint - W White rec'd e-mail from C Feedback, has been out of town, but promised to begin the corrections next week (stucco work on Mon, 9/21, painting on Wed, 9/23); still need the receipts as promised for warranty items

New business: TPCM received 3 proposals for lighting upgrades at front monument, and at Santa Ana entrance (Goodwill, \$639.07; Sanders Construction, \$935.00; & TAP & Sons, \$6,275)

- TAP includes redesign of monument face, pricing for just light is \$\$2,475
- board requested additional details from Goodwill, consistent with Sanders, to include drawing or schematic, details on "bullet" fixture
- C Yost will forward additional details, R Thomas motion, R Palmatier second, tentative approval of Goodwill pending additional details and e-mail vote, PASSED unanimously
- discussion about use of iMail opt-in from members of the community - Board recalled TPCM canvas of homeowners within past 18 mos, C Yost to verify & report back at next meeting
- discussion of mailing from "Next Door" site - not related to existing web page, Facebook, or TPCM, apparently commercial solicitation

- discussion of woman, not from our neighborhood, who is searching through recycling dumpsters - most at the curb, but also entering property & inspecting at edge of garage; prior report to Chandler PD, asked TCPM to pass along concern again

Architectural: prior concern on damaged garage door, homeowner contact to TCPM, difficulty in getting parts, still working repair

Landscape maintenance: ratification of Diversified repair invoices previously voted by e-mail (irrigation, \$65; erosion control, \$525; damaged tree, \$370), R Palmatier motion, R Thomas second, PASSED unanimously

- TCPM question regarding Board's attitude on palm trees, discussion of lot #55 - R Palmatier note of trimming activity over past weekend, likely resolved
- tree overhanging walk on Harrison, TCPM to pass along to DLM

There being no business for an Executive Session,

The meeting was adjourned at 8:00 p.m. on R Thomas motion, R Palmatier second, PASSED on unanimous vote

NEXT MEETING: MONDAY, November 9, 2015, 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 11/5/2015

Approved