

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
January 14, 2016

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

Other attendees: Christine Yost (TCPM)

Homeowners present: none

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

The Meeting was called to order at 7:01 p.m.

Minutes: The Meeting Minutes from November 9, 2015, were previously distributed. Upon review, no corrections were noted – R. Thomas motion, J. Davila second, APPROVED unanimously

Consent Agenda: There being no discussion, the Board ratified the prior unanimous written consent on the insurance renewal, 2016 budget, & ACC requests for Lot #12

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

Old business:

- Diversified Landscaping (DLM) provided an estimate for the front monument redesign, including plants (which were not requested), C. Yost to re-contact & try to meet on site to discuss, potentially outside of their expertise - \$990 for construction alone on front sign, the sense of the Board is that a shared "M" for Mission Manor is an attractive option
- DLM still working on a proposal for re-planting of trees, TABLE
- Lighting repairs - the Board discussed the merits of waiting until the monument was updated vs. doing the lighting on the Santa Ana signs, R. Palmatier motion, G. DaRosa second to accept GoodWill proposal & ask for initial work on Santa Ana to start immediately
- Wall repairs - still unable to contact Carl Feeback, on consideration the Board requested a certified letter from TCPM to obtain receipts, schedule a final walk-thru, & close-out the contract; sense of the Board is that we will need the unpaid amount of the contract for completing repairs; amount due is \$4,950

- Management contract from TCPM - last record copy with signatures is 2007, last fee schedule distributed is 2010; the Board discussed the inapplicability of some of the language to our particular HOA, looking at the fee/interest schedules from Art. III, § 1, and § 4(f); C. Yost to provide Word document format to G. DaRosa for possible edits

New business:

- The Board discussed the timing & proposal for an updated reserve fund study, proposal from Reserve Data Analysis, Inc, for \$490, was accepted – R. Thomas motion, R. Palmatier second, APPROVED unanimously
- The previously distributed annual planning calendar was reviewed and discussed, since this is not a binding decision & only a planning tool, the Board did not formally bring this item to a vote

There being no items for an Executive Session,

The meeting was adjourned at 8:20 p.m.

Time & place for next meeting: **March 16, 2016, 7:00 p.m., Nate's Third Base**

Submitted by: R. Palmatier, 3/2/16

Approved: