

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

June 8, 2016

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

The meeting was called to order at 7:05 p.m.

Minutes: The meeting minutes from 3/26 and 5/11/2016 were reviewed & approved on unanimous vote, R. Thomas motion, W. White second

Treasurer's report: W. White presented his report – account balances are increasing after wall repairs, lighting project, & look good even with monument update projections

Old business:

- The proposal from Goodwill for the stucco repair along the southern (Harrison) perimeter is for \$224. The Board discussed the quality & responsiveness for the lighting & monument projects. Since prior handy man services does not do stucco work, on R. Thomas motion, R. Palmatier second, award was APPROVED unanimously
- C. Yost reported on the progress of the front monument, additional cost to \$2,992 is due to the confusion on the need for lettering (Goodwill understood that the HOA had the letters already) – although expensive, in line with prior estimates. The Board discussed the difference in the appearance of the capstone vs. the nearby wall – an option of adding a band of paint rather than additional block was requested.
- The Board discussed the 2016 TCPM management contract. There are still questions on the indemnity provisions & the extent of current insurance coverage, for which the Board requested a teleconference with Jean-Marie Bellington. C. Yost & TCPM to schedule.
- Estimate from Rudy Anderson for railing re-painting, \$115.60 (labor & materials). In light of past experience on work & timeliness, R. Palmatier motion, W. White second, award was APPROVED unanimously.

Architectural: No ACC issues for discussion or ratification

New business:

Landscape maintenance: Proposal from Diversified Landscape, for complete common area prune & thinning, \$8,773.00. The Board questioned that amount & identification of the tree types, along with a confusing reference to another neighborhood. C. Yost to get clarification, potential e-mail vote given the timing of monsoon winds & next regularly scheduled meeting.

The meeting moved into Executive Session at 7:45 p.m.

The meeting was adjourned at 7:52 p.m. on unanimous motion.

NEXT MEETING: August 10, 2016, 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 7/5/2016

Approved:

Mission Manor at Ray Ranch
Homeowner's Association
Executive Board Meeting Minutes
June 8, 2016

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

The Executive Session was called to order at 7:45 p.m.

The Board reviewed the fines & violation status report – no items that need action at this point

-- C Yost asked for guidance on homes with perennial flowers that have been cleared, but the stems are still somewhat visible – the sense of the Board was that this should be a courtesy reminder, rather than a violation notice (same approach would be appropriate with spraying & some plant remaining until full impact of spray, consistent with landscaper approach in common areas)

The Board also discussed the signs from home repairs – often left for a period of time & discount/monetary benefit being earned by homeowner. Although "advertising" is contrary to CC&Rs, work signs are allowed while job is in process. Sense of the Board is that a reasonable time period should be allowed.

There being no further issues to discuss, the Board adjourned from Executive Session at 7:52 p.m.

Submitted by: R. Palmatier, 7/5/2016

Approved: