

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

December 13, 2017

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

Other attendees: Layla Vossoughi (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 October 18, 2017, were reviewed & APPROVED on unanimous vote, G. DaRosa motion, R. Thomas second

Treasurer's report: The financial statement from November 2017 was reviewed and discussed. R. Thomas motion, R. Palmatier second, APPROVED unanimously

Management Report: Introduction of & presentation by Matt Johnson of All Year Round (AYR) Landscape Co. He provided a soil report on the common areas, explained their preferred natural style of pruning (rather than geometric shaping) & their inspection plans for the irrigation system. Already they have noted some need to repair a valve & timer box. More to follow on their monthly reports. Additionally, they have the ability to perform small stucco repairs & he noted they have some ideas for improving the appearance of the front entrance monument.

Old business: Palladio Sidewalks prepared a revised repair estimate for only the common area walkways of \$3,540.00. Photos were reviewed & personal observations of the Board members were discussed. R. Palmatier moved, R. Thomas second to proceed with the repairs as quoted, PASSED unanimously

Architectural: A repainting request from Lot #44 was reviewed, plan is for approved color scheme, APPROVED on consensus

New business: TCPM presented a memo regarding violation enforcement policies in light of a recent court case. After a brief discussion, about whether our current practices were in violation of the new caselaw, the Board voted to table the matter until the next meeting, G. DaRosa motion, R. Palmatier second

The Board discussed the February meeting date, where the usual pattern falls on Valentine's Day. It was agreed to move that meeting to February 7, 2018, at the same time and location.

The meeting moved into Executive Session at 8:05 p.m.

The meeting was adjourned at 8:15 p.m.

NEXT MEETING: **February 7, 2018, Nate's Third Base, 7:00 p.m. (change in pattern)**

Submitted by: R. Palmatier, 12/22/2017

Approved:

Mission Manor at Ray Ranch

Homeowner's Association

Executive Board Meeting Minutes

December 13, 2017

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: none

Location: Nate's Third Base

The meeting was called to order at 8:05 p.m.

A matter involving the delinquency, repeated non-payment , and a request for lien approval was presented by TCPM. Given that there was some confusion on the exact lot number involved, it was agreed to TABLE this matter for clarification & potential consent vote by e-mail.

The meeting was adjourned at 8:15 p.m. on unanimous motion.