

## **Mission Manor at Ray Ranch**

Homeowner's Association

Board Meeting Minutes

February 28, 2018

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**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

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The meeting was called to order at 6:58 p.m.

Minutes: The meeting minutes from December 13, 2017, were reviewed & approved on unanimous vote (R Thomas motion, W White second)

Treasurer's report: The report reviewed the end of year financial statement from 2017 along with the end of month January 2018 data. Revenue & expenses are both positive in relation to the annual budget, reserve fund continues to increase. There were no questions, the report was approved unanimously (R Thomas motion, R Palmatier second)

Management Report: The sidewalk repairs were completed by Palladio, color variance on new vs. old cement is expected – pending payment

Old business: The Board briefly discussed the fine imposition policy recommendations from TCPM in light of the 2017 Legislature, L Vossoughi to research & send our current resolution authority (and levels) to provide for further discussion in April. Our implementation does not have the subjective & varied enforcement history that was the focus of the legislation.

Architectural: no requests for review

New business: The Board discussed the recurrence of the "stair-stepping" cracks in the exterior of the walls. Although frustrating, this was seen as unrelated to the repairs & repainting from 2015 based upon the bids at that time indicating these were caused by settling (even this long after construction). There is additionally some stucco peeling, which may be related to water damage. L Vossoughi to seek review & bids (Goodwill work most recently for repairs to be included).

-- The Board discussed its philosophy on maintenance issues in order to provide guidance to TCPM. There are several homes with the darker paint choice that show fading in patches – the sense of the Board is that a “reminder” letter that gives a 6 month period for compliance was appropriate. Similarly, there are some spot repair items (stucco’d decorative walls) that need to be addressed – similar sense from the Board to allow time for compliance, but with a 90 day grace period. Finally, on tree trimming issues, the Board also felt that a 90 day period was also appropriate.

Landscape maintenance: The Board discussed the noted irrigation leaks from January and the repairs, in relation to the unexpected water usage in January. L Vossoughi relayed the opinion from AYR that the valve leak was the likely source – item to be monitored

The meeting moved into Executive Session at 7:36 p.m.

The only matter of business was to review & approve the minutes from December 13, 2017, no corrections were noted, approved unanimously (W. White motion, R Thomas second

The meeting was adjourned at 7:38 p.m. on unanimous motion.

NEXT MEETING: April 11, 2018, Nate’s Third Base

Submitted by: R. Palmatier, 3/2/2018

Approved: