

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

July 11, 2018

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: Ross Thomas (excused)

Location: Nate's Third Base

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

Minutes: The meeting minutes from 5/9/2018 were reviewed & approved on unanimous vote

Treasurer's report: The 6/30/2018 financial report was reviewed & accepted without objection

Old business:

- TCPM indicated that no bid was submitted by Palladio (sidewalk contractor) for southern wall repairs, the Board discussed and compared the bids from AYR and Wolff Management
 - TCPM to request references from Wolff; R. Palmatier to review Registrar of Contractors
- The Board further discussed a philosophy on documenting pre- and post-repairs for assessment of costs against responsible homeowner, general landscaping photos, specific HQ photos before contracting repairs
- The Board discussed the potential advantages for WiFi controlled water timers, recalling preliminary information from AYR at the start of their contract
 - TCPM to follow-up for cost estimates & feasibility of connectivity

Architectural: Review & approval of repaint request, Lot #18

- Dunn Edwards paints has changed color names, TCPM to request a "refreshed" listing with potential additions

Fine Policy: TCPM proposal, review of MMRR revisions by attorney, potential additional action by appellate courts - TABLED

MMRR Meeting Minutes
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Front monument plants: Reviewed AYR proposal, update of plants & colors for year-round appearance, discussion of recently added plants by Diversified Landscape that are doing well. R. Palmatier motion, J. Davila second to accept bid with exception to removal of any plants. APPROVED unanimously

New business:

- The Board discussed the potential to add more shade trees along the southern border walkway. During the height of the summer, the walk is completely in the sun.
-- TCPM to request a concept proposal, tree costs/options, extension of watering

Landscape maintenance: The Board requested that TCPM ask AYR to address trimming of tree branches that have grown in the past month & are now hanging into walking paths

There were no matters for Executive Session

The meeting was adjourned at 8:00 p.m. on unanimous motion.

NEXT MEETING: September 12, 2018, 7:00 p.m., Nate's Third Base

Submitted by: R. Palmatier, 8/31/18

Approved: