

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

September 12, 2018

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: Warren White

Location: Nate's Third Base

The meeting was called to order at 7:06 p.m.

Minutes: The meeting minutes from July 11, 2018, were reviewed & APPROVED on unanimous vote, G. DaRosa motion, R. Thomas second

Treasurer's report: The financial records were reviewed by R. Thomas, on motion by R. Thomas, second by R. Palmatier, APPROVED unanimously

Old business: The Board reviewed the existing estimates for the southern wall repair & repainting. Due to confusion and the additional interest from Dunn Edwards, along with the potential of a bid from AYR, the matter was TABLED

Architectural: no issues on agenda - single house with fading paint was given to the end of the month to address

New business: Considering the initial cost of the WiFi controller water timers (plus the need for connectivity), considering the lack of grass areas where these would be more beneficial, the consensus of the Board was not to further explore this as an option.

Landscape maintenance: The Board noted an increase in uncontrolled weeds & an inconsistency in trimming (low branches, drastic pruning) that was not in keeping with the presentation by AYR. TCPM to address with AYR.

-- New tree installation (southern walkway) - in light of the cost, the Board discussed a trade-off of planting fewer trees, but to go with the larger root ball; also, the deep watering stakes were discussed as being very desirable. R. Thomas moved to go with 12 trees, desert variety, to include 2 Red Push & 2 Tipu, with the remaining trees an even mix of Mesquite & Blue Palo Verde (as quoted in Est 675), J. Davila second, APPROVED unanimously

Paint color scheme - the Board reviewed the initial recommendations from Dunn Edwards, while generally in agreement with the new options, the Board felt one was too dark & asked for additional lighter base color options. TCPM to seek revised options.

2019 Budget Review - the Board reviewed the proposal from TCPM. Line adjustments were proposed for including pre-emergent weed spraying (\$2800), sprinkler repairs (\$1800), & general repair painting (\$100). With those adjustments, R. Thomas moved to adopt, R. Palmatier second, APPROVED unanimously

There being no business for discussion at an Executive Session, the Board adjourned at 8:30 pm on unanimous consent

NEXT MEETING: November 14, 2018, 7:00 pm, at Nate's Third Base

Submitted by: R. Palmatier, 11/5/2018

Approved: