

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

January 9, 2019

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: none

Location: Third Base, 1949 W. Ray Rd, Chandler

The meeting was called to order at 7:04 p.m.

Minutes: The meeting minutes from November 19, 2018, were reviewed & approved on unanimous vote

Treasurer's report: End of month December financials not yet available, review & discussion of November 30, 2018, data. Balances are in good shape; invoice from Metzgers' was paid from Reserve; year-end balance of accounts will replace the painting expenditure. R. Thomas motion to accept, R. Palmatier second, PASSED unanimously

Old business: Wall repair/painting, photos from concern areas (stair-stepping & bubbling already visible) - L. Vossoughi has scheduled walk-through with Metzger; they will repair, but notice of structural cracks & water penetration from homeowners is the underlying cause. The Board discussed taking photos of each lot once complete for future claim potential.

- L. Vossoughi will take some additional photos on the walk w/ Metzger

Architectural: no pending requests

New business: Tree planting proposal - after the landscaping walk with an AYR representative (Henry), the number of shortcomings observed (plus the recent efforts by the crews on the problem areas), the sense of the Board was not to award the contract at this time - potential to reconsider this fall if efforts are more consistent.

- Trimming on "weeping" tree branches near Lot #10, potential higher arborist action
- Drainage off next HOA at cul de sac on west side
- AYR open to concept of periodic meetings/walk-throughs; propose potential Mar/Apr re-visit

-- Documents for the annual meeting will be available for discussion/approval at the March meeting

-- Meeting calendar discussion

March 6th, May 8th (annual), July 16th, September 11th, November 13th

-- no meetings in June, August, October 2019

There being no matters to discuss in Executive Session, the meeting was adjourned at 7:42 p.m. on unanimous motion.

NEXT MEETING: **March 6, 2019, @ Third Base**

Submitted by: R. Palmatier, 1/19/19

Approved: