

Mission Manor at Ray Ranch

Homeowner's Association

Board Meeting Minutes

March 6, 2019

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: Jose Davila (excused)

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

The meeting was called to order at 7:03 p.m.

Minutes: The meeting minutes from 1/9/19 were reviewed & approved on unanimous vote (R. Thomas motion, W. White second)

Treasurer's report: February financial reports were unavailable for review & discussion

- The Board requested a recommendation from the Accounting office for transfer of "excess" funds from operating to reserves
- TCPM informed the Board there has been some personnel changes in the accounting office

Old business:

- Walls – repairs completed by Metzger's, final payment made 1/2/19 (\$10,150) -- on-going concern with stair-stepping cracks, some still visible – question of whether sufficiently calked
- Trees – quote for additional shade along southern path (Jul'18); considering timing of planting season & lingering questions, Board by consensus will continue to table this in full anticipation of pricing change
- CPA engagement letter signed by e-mail coordination

Architectural: no pending requests

New business:

- Annual meeting – confirmed date & time, approved agenda & ballot mailing by consensus
-- input for President's report to R. Thomas by 5/1/19

Landscape maintenance: concern about the replacement of shrubs that were pruned, need to review past reports – possible item back to AYR

There being no additional open meeting items, on motion of R. Thomas and second by R. Palmatier, the meeting moved into Executive Session at 7:27 p.m.

The meeting was adjourned at 7:35 p.m. on unanimous motion.

NEXT MEETING: **Annual Meeting, May 8, 2019, 6:00 p.m., at 801 N. Los Altos Dr.**

Submitted by: R. Palmatier,

Approved:

Mission Manor at Ray Ranch
Homeowner's Association
Executive Session Meeting Minutes
March 6, 2018

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

Other attendees: Layla Vossoughi (TCPM)

Members absent: Jose Davila (excused)

Location: Nate's Third Base

The meeting was called to order at 7:27 p.m.

Minutes: There were no prior meeting minutes for review

Violation concerns:

- A landscaping concern (overgrown bush, impedes view), for lot #80, will be addressed by TCPM
- The pending painting violation, for lot #69, was discussed, authorized TCPM to move to net fine level

There being no further issues, the Executive Session adjourned at 7:33 p.m., on motion of R. Thomas, second by G. Darosa

Submitted by: R. Palmatier,

Approved: