

## **Mission Manor at Ray Ranch**

Homeowner's Association

Board Meeting Minutes

May 8, 2019

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

**Other attendees:** Layla Vossoughi (TCPM); Jose Davila

**Members absent:** none

**Location:** Neighborhood, 801 N. Los Altos Dr

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The meeting was called to order at 6:38 p.m.

Minutes: The meeting minutes from Mar. 6, 2019, were reviewed & approved on unanimous vote (R. Thomas motion, W. White second)

Treasurer's report: W. White reviewed the financial report dated Apr. 30, 2019. The Board discussed the need to consider transferring additional funds from operating to reserves. TCPM was requested to review & provide a recommendation. R. Thomas motion, R. Palmatier second, report accepted unanimously

Old business: Wall repairs, Metzger completed repairs to questioned areas, but stair-stepping is still occurring – question is whether properly repaired, but project is complete. The Board discussed the need to take & catalog the "after" pictures for future enforcement actions.

-- AYR has replaced the damaged plants at the front monument, still an open question as to those behind lots 10 & 37. TCPM to address with AYR.

-- Tree planting on southern walk-way – continue to table until fall, anticipate price difference, Board concern still on attention to detail by the crews

Architectural: no actions pending

New business: The Board discussed the past amendment of the CC&Rs that impacted the landscaping standards for front yards. There is the recollection that an amendment that reduced the number of large trees was implemented. The concern is formalizing any changes in light of newer xeriscape approaches & desert landscaping. TCPM to research whether amendment was formalized. TABLE

-- Bees have been seen around some of the water valve boxes, the concern is whether this is a temporary or long-term matter. Cost estimate for AYR vs. TCPM contractor about \$150 each. Motion to request AYR treatment if bees are still present at their next scheduled visit, APPROVED unanimously (R. Palmatier motion, R. Thomas second)

-- Officer positions for the upcoming year, all willing to continue in same function; J. Davila still willing to post notices to Facebook page

Landscape maintenance: no additional issues

The meeting moved into Executive Session at 7:20 p.m.

The meeting was adjourned at 7:25 p.m. on unanimous motion.

NEXT MEETING: **July 10, 2019, Third Base**

Submitted by: R. Palmatier, 5/30/2019

Approved: