

## **Mission Manor at Ray Ranch**

Homeowner's Association

Board Meeting Minutes

December 9, 2019

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

**Other attendees:** Layla Vossoughi (TCPM)

**Members absent:** none

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

---

The meeting was called to order at 7:05 p.m.

Minutes: As this was a single agenda item special meeting, for the limited purpose of discussing the landscaping contract and bids, no prior minutes were available.

The Board briefly discussed the issues from the Homeowner Forum during the November 2019 meeting (fruit, litter, palm trees, dog waste, security of the doggy-bag containers)

Treasurer's report: No report based upon single item agenda

New business: The current contract with AYR was renewed, after the initial first year of service, effective Jan. 1, 2019. The Board reviewed the proposals and pricing from 2 other landscapers – one of which was previously on the property and terminated. Although there has been a change in management, this proposal was still the highest of the 3 under consideration (current and proposals).

The Board felt there were some shortcomings on the current performance which could be addressed by closer supervision from management. This is also a concern based on the proposal from the other competitive submission. Although noted in the reports, the Board is of the sense that a 100% walk-around is not being accomplished – this is a matter which needs to be incorporated into the contract terms. Additionally, on-site meetings with management, on a quarterly basis, need to be implemented. Although it is not a problem that has resulted in recent damage, the contract language needs to specify that full-sized vehicles are not allowed on the walking paths without prior approval. Finally, the separate run-off drain installed on the western side (off the cul de sac on W. Harrison), needs to be a specific maintenance item.

The Board wishes to conduct a telephone conversation with both AYR and the other competitive proposal on refining these contract terms.

Further consideration is TABLED pending the outcome of discussions with the landscaper.

The meeting was adjourned at 7:55 p.m. on unanimous motion.

NEXT MEETING: January 8, 2020, Third Base, 1949 W. Ray Rd, Chandler

Submitted by: R. Palmatier, 12/17/19

Approved: