

## **Mission Manor at Ray Ranch**

Homeowner's Association

Board Meeting Minutes

May 13, 2020

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

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

**Members absent:** none

**Location:** Zoom video-conference call

---

The meeting was called to order at 6:00 p.m.

This was the time set for the Annual Meeting. L. Vossoughi reported that not enough ballots were returned for a meeting quorum. No business was conducted, nor were elections able to be held (R. Thomas & W. White will continue in their current seats). The meeting proceeded as an informational report to the homeowners in attendance.

Minutes: The meeting minutes from May 2019 were provided with the ballot mailing, but were unable to be voted upon

R. Thomas provided an overview of the projects from the past 12 months and the anticipated improvements for the coming year. There will be a change in the landscaping contractor, with a continued service of once weekly (rotating the 4 sides of the property, with an inspection of the whole perimeter). A project which was tabled with the prior contractor was adding trees to the southern pathway - this will be reconsidered for planting in the fall.

A question was asked about wall damage repairs for between lots - that is a homeowner responsibility, under CCRs the association maintains the exterior faces of the walls.

There was a question and discussion about creating a Facebook group - the neighborhood has worked on a hosted (free) website, where meeting information has been posted. TCPM does not maintain this, so it is a volunteer-based posting. W. Bernard offered to work on creating a page for community discussions.

Treasurer's report: W. White reviewed the end of month April financial reports. Landscaping expenses are consistently about 34%, with administrative costs at 32%. Reserve balance is in excellent shape, cost of trees & likely 1/4 of perimeter wall repairs to be expenses in next 12 months.

R. Thomas provided a history of our last repairs and the Board's attempts to notify homeowners that over-watering & sprinklers hitting the walls is the main cause of the stucco damage on the outer faces. We are attempting to document this damage and will seek enforcement action for unusual damage patterns. Stair-stepping cracks are expected, but peeling stucco is a preventable situation.

There was an additional discussion about more community events - cookouts, block party format - ideas that will be explored more after health concerns are lifted this summer.

The Board moved to its monthly business meeting at 6:45 p.m.

Minutes: The minutes from the 3/11/20 meeting were distributed with the agenda. There being no corrections, they were APPROVED unanimously. R. Thomas motion, W. White second.

New business: The Board discussed the officer positions for the coming year - everyone was willing to continue in the same positions, no changes or vote was required.

Homeowner Christina Bernard asked about becoming more involved and was offered a position as part of the Board (long-standing vacancy). She accepted and will be added to the Board as a new voting member.

The Board discussed the tree trimming proposal from Caretaker, in the amount of \$7870, for renovations throughout the entire common area. On motion to accept & authorize the work by R. Thomas, G. DaRosa second, it was APPROVED.

-- The Board questioned the separate bid regarding an overgrown mesquite tree in the vicinity of lot #20, along with whether stump grinding was included in the tree removal quotes. TCPM to follow-up with Caretaker, potential e-mail vote if not included. Also, an overgrown palo verde was recently noted - TCPM to enquire.

The Board discussed getting a new bid as to the additional shade for the southern walkway. The prior bid was submitted by AYR, Caretaker will need to review - a caution was expressed about simply providing the AYR proposal that included pricing (other contract documents require confidentiality of bids).


A question from a homeowner was raised about holiday decorations to the entrance areas - this has not been previously done as an HOA, the board was not opposed, but there will be a need to confirm this against the CCRs.

There were no items requiring an Executive Session.

The meeting was adjourned at 7:15 p.m. on unanimous motion.

NEXT MEETING: July 13, 2020

Submitted by: R. Palmatier, 6/28/20

Approved:  7/13/2020