

Mission Manor at Ray Ranch
Homeowners' Association
Annual Meeting
May 8, 2019

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

Board Members absent: none

TCPM: Layla Vossoughi

Homeowners present: one homeowner (both spouses), 7 mail-in votes received

Meeting called to order at 6:05 p.m.

- Quorum requirement is 10% of 81 homeowners (MMRR By-Laws, Art. 3.5)

President's Report. R. Thomas provided a review of the past year's community projects.

- More maintenance and upkeep the past year rather than large scale projects
- Landscaping is the on-going concern, Board has met separately with project manager to address short-comings by the work crews (inconsistency, harsh cut-back of plants, low-hanging branches, weeds within other plants) – general rotation of one perimeter side each week, with weekly attention to front entrance
- Perimeter walls are again showing signs of the "stair-stepping" cracks along with stucco damage (believed to again be from excess watering by homeowners); southern wall repairs & touch-up completed in December 2018 at a cost of \$10,150
- Photos have been taken pre- and post-repairs for possible assessment actions against homeowners causing damage
- Otherwise, only minor issues on upkeep of homes by owners, typically resolved through notice letters rather than penalties

Treasurer's Report. W. White discussed the financial reports as of the end of April 2019.

The current balances are \$34,980 in operating, and \$75,988 in the reserves. This represents an increase of \$3,194 above the end of 2017 reserve balance and places the association above the 100% "fully funded" level for future major expenses (based upon the July 2016 Reserve Fund Study). Based on this healthy posture, there was again no increase in monthly assessments for this year.

Election of Board Members. R. Thomas then asked whether there were any additional nominations from the returned ballot responses or from the floor. There being none, the nominations were closed, and the absentee ballots were opened by L. Vossoughi. R. Thomas assisted with the tabulation. On the vote of 12 owners (a quorum), R. Palmatier (11 yes, 0 no, 1 abstain) was re-elected to the Board.

- With no write-in votes or nominations from the floor, the Board is now reduced to 4 sitting members with 1 vacant seat
- The Annual Meeting Minutes from May 9, 2018, were also approved (11 yes, 0 no, 1 abstain)

Open forum: No issues or questions were presented, nor received by TCPM. The Board generally discussed the lack of any contentious issues over the history of the HOA. Excepting for a concern about rental properties nearly 10 years ago, the most notable issues involve weed control and tree trimming questions.

There being no other comments or discussions, the Annual Meeting was called to a close at 6:35 p.m.

Submitted 5/30/2019, R. Palmatier