

Mission Manor at Ray Ranch
Homeowners' Association
Annual Meeting
May 12, 2021

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

Board Members absent: none

TCPM: Pam Rogers

Five homeowners present (3 with spouses)

Meeting called to order at 6:02 p.m.

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

President's Report. R. Thomas introduced the current Board members and TCPM manager.

- Projects: repair & repaint entire perimeter walls just awarded to CertaPro, \$24,000 bid; will include better effort to identify damage from internal over-watering
- New landscapers first of the year, Caretaker - neighboring communities, still addressing concerns on style of trimming
 - Upcoming need for cut-back (sustainable landscape management style) for plants near walls which is necessary for re-painting
- Past tree removals, but plans for additional shade along southern path & better replacement plan, issue delayed with change in landscaper & desire for proven attention to expected performance
- Olive trees treated
- Question from homeowner about parking at Linda/Santa Ana - issue is not within HOA control, matter needs to be enforced by the City unfortunately, concern is very valid

Treasurer's Report. W. White provided a review of the HOA financials (based on end of month April reports) - operating at \$28,824, reserves at \$111,058. Based on last Reserve Study, we are well funded and stable for future large expenditure items. Re-painting is part of the plan for the monthly transfers to Reserves, no increase in monthly assessments for past several years, none anticipated in the near future.

Open Discussion. The homeowners asked about more community events and means in which to better publicize those. Past efforts were discussed, as was the creation of a Facebook page and free website. It was suggested that small cards be prepared with the internet references -- either to take door-to-door or place at the mailboxes.

Elections. There were no nominations from the floor, the two new candidates provided brief statements. There were 24 ballots for tabulating for the 4 vacancies (2 for 3-year terms, 2 for 2-year terms). Rick Palmatier and Russ Paulus performed the count and signed the tally sheet for TCPM.

P. Rogers announced the results: John Adam, Kartik Iyer, Warren White, & Gerry DaRosa

The Meeting Minutes from the Annual Meeting on May 8, 2019, were approved.

There being no further comments or discussions, the Annual Meeting adjourned at 6:49 p.m.

Submitted 5/20/2021, R. Palmatier, Secretary