

Mission Manor at Ray Ranch
Homeowner's Association
Board Meeting Minutes
December 17, 2014

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

Other attendees: Pam Rogers (TCPM)

Members absent: Gerry DaRosa

Location: Tri-City Property Management, 760 S. Stapley, Mesa, AZ

The meeting was called to order at 6:03 p.m.

The meeting minutes from November 2014 and Treasurer's report were deferred until the next regularly scheduled business meeting

New business: The specific purpose of this special meeting was to receive in-person reports from wall repair contractors. Four contractors submitted initial proposals, Monroy Construction was previously determined to be outside of the Board's anticipated budget.

- Nautilus General Contractors, by Jennifer Rhoads – revised proposal, for entire perimeter received at the meeting (\$46,267 plus tax)
 - history of working with HOA's on construction defects & repairs, \$40M bonding available, Estrella Lake recent 8.1 mi wall repair (google photos)
 - only wall surfaces along Dobson & Linda were determined to need almost complete stucco removal/replacement, green belt areas would need only spot repairs
 - cracks & separations within the blocks would be ground-out as necessary, filled initially with elastomeric caulk/mud, & retextured to match
 - from their inspection, there is no indication of any structural failure to the walls, willing to check sample of main support columns for construction standards or additional repairs
 - 2 year warranty on labor & materials
- CNF Contracting, Inc., by Carl Feeback – provided extra copies of proposal to all Board members at the meeting (\$51,000)
 - power wash without acid based cleaner, wire brush & "tap" entire surface, anticipates significant areas on all sides for repair
 - will use a finer grade of sand for better match, glue/adhesive product will be applied to exposed block & mixed into stucco; 2 coats primer, 2 coats paint, proposing Sherwin Williams products
 - would wait in between phases (up to 7 days) for proper curing of materials, total time about 5 weeks
 - 4 year warranty on labor & materials, 10 year warranty on paint product (as a commercial application)

- A.M. Construction, by Brad Davis – unavailable, willing to meet in the neighborhood this weekend with Board (\$51,211)

The Board closed the meeting at 6:35 p.m. P Rogers to contact A.M. Construction for possible weekend discussion, she will be unavailable – all members available Dec 20-22, 2014.

The Board (including G DaRosa) met again at 10:00, Saturday, December 20, 2014, in the Los Altos cul de sac. P. Rogers was unable to attend.

- A.M. Construction, by Brad Davis
 - fault from prior was the manner of application over materials without cleaning & preparation, pressure wash with non-chemical cleaner, then wire brush for removal down to block; then masonry sealant on exposed block, stucco repairs, & use of elastomeric paint products (Dunn-Edwards) after primer coat
 - walked to back side of fencing at 801 N. Los Altos, showed flawed areas where stair-stepping occurred vs. failure of stucco & exposes wire mesh - all would be addressed; process would pull back 1-2" of dirt at foot of the wall, then raked back
 - language in proposal on no environmental guarantees is standard, not environmental remediation company & not expertise, no issue with this project
 - anticipate 3-4 weeks for repair time, with crews following each other around the perimeter; asked about common area for construction dumpster - none available, would handle as typical city right of way access
 - 2 year warranty, paint product from that manufacturer (3-5 years)

The Board then briefly discussed the next administrative steps. It was agreed that Nautilus and CNF made the more favorable presentations on their qualifications and repair plan. R. Thomas to ask TCPM to contact both for a submission of their proposed contract language for the Board's review. R. Palmatier will research both contractors through the Arizona Registrar of Contractors website and report by e-mail to the others.

No other decision will be made until the next regular meeting in January 2015.

The meeting was adjourned at 10:30 a.m.

Submitted by: R. Palmatier, 12/26/2015

Approved: /s/ 1/29/2015