

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF THE BOARD MEETING**  
**August 16, 2005**

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The President called the meeting to order at 7:00 p.m. on site in the clubhouse. The following Board members were in attendance:

	Denise Padilla	President
	Jonathan Huls	Vice President
	Judy Gibb	Secretary/Treasurer
Absent	Alice Guidish	Director at Large
	Jan La Bosco	Director at Large

- Kevin Wexler with Summit Security spoke to the owners present and answered questions concerning vehicle break robbery, security gates, cameras and times one of the vehicle gates should be locked and unlocked.
- Michael Abdou with Farmer's Insurance was introduced and gave a presentation concerning property coverage he recommended carrying. Discussion with those present was conducted and several people requested equal time presentation by the current carrier.

OPEN FORUM began at 7:40 pm:

1. The board noted that they have a very full agenda and asked that the questions and comments be kept to a minimum.
2. Homeowner: A repeat request was made for a monthly newsletter and copies of minutes, and financials be mailed to all homeowners. The board repeated that this was too great a cost. The minutes are posted monthly, and the newsletter is posted to the doors. A web site is being looked into to post the other items.
3. Homeowner: Asked about the replacement of the lights for the patios. Just received the lights for the hallways and the patio lights will be the next project.
4. Discussion on verifying violations when letters are sent. Sometimes it is difficult to tell which unit should be sited.
5. Building #10: Lights in the parking lots and in the entryways need to be adjusted as they are on sometimes in the mid-day.
6. Building #11: Thanked the board for cutting down a tree. Reported that some of the lights need cleaning inside the fixture, and some are flickering.
7. #15-203: Suggest putting in a bike rack for bike storage.
8. Building #13: Would also like to see other insurance bids.
9. #16-209: Owner resigned from the board several years ago because the board did not have an umbrella policy at that time.
10. #13-102: Major ant problems and wanted to know why association did not have an exterminating company for 8 months. Also noted that the hot water has not been consistent temperature. Management said that the exterminating company has just started back again and will be attending to all of the buildings soon. They are offering inside service for \$15. to individuals.
11. #17-117: Asked what happened to the last two management companies, the previous plumbing service and the pool contractor. Wants to know why so many changes are being made. PT Management resigned, Bob Borrego's management company did not work out well, plumbing service individual moved away, and the pool service was not attending to the pools in an acceptable manner.

12. Roy Howerton noted that homeowners should appreciate the work the board is performing. They are trying to make repairs the right way with qualified contractors. The painting company did not perform professionally as contracted and the board stopped the work. They are working through the attorneys to resolve the matter.
13. #10-106: Reported sprinklers that need to be turned down and away from the buildings.
14. #8-110: Sidewalks are being soaked. Need to adjust sprinklers.
15. #10699-103: Reported she has been flooded 6 times. Feels the lines need to be inspected to possibly adjust the size of the lines from the main.
16. Building #16 & #3: There are crossover line problems with these two buildings that are keeping some units from getting hot water consistently. Several different things have been tried to resolve the problem. Hope to have it resolved soon.
17. The board has approved a bid to repair a lighting problem around building #9, #10, #15 and #17 and in the parking areas. An underground lighting problem was discovered and will be repaired soon.
18. Homeowner: Feels the property should be picked up better.
19. #5989-204: (1) Wants a standing committee for architectural; (2) Wants a play area for children; (3) Wants to survey residents on having a meeting on Saturday; (4) Wants more time for owners to talk.
20. #14-112: (1) Individuals are going through the dumpsters. (2) plumbing needs to be looked into in the laundry room area as his toilet is backing up with suds everyday.

Open Forum was closed at 8:33 pm.

The general meeting re-convened at 8:45 pm. The ground rules for the regular business meeting is that those present cannot interrupt the board during this meeting.

#### MINUTES:

The minutes of July 19, 2005 were reviewed.

- A motion was made by Judy Gibb, seconded by Jonathan Huls, to approve the minutes as amended. The motion carried unanimously.

#### FINANCIALS:

Judy Gibb gave a brief summary of the July 2005 financials and reported that the association was under budget for the year.

- A motion was made by Judy Gibb, seconded by Jonathan Huls, to approve the financials as presented. The motion carried unanimously.

#### MANAGEMENT REPORT:

1. The work orders were generally reviewed.
2. Discussion was held concerning the fire rated doors in the 3 story buildings.

#### GENERAL:

1. Need a Nominating Committee appointed for the October election. Volunteers as follows:
  - a. Jonathan Huls
  - b. Geri McCollum
  - c. Denny Rockstrah

UNFINISHED BUSINESS:

1. The insurance time line was reported to be August 29 as the renewal date. State Farm will be contacted and asked if they could give a presentation on short notice. The matter was tabled at this time until more information could be obtained.
2. A couple of mold issues were generally discussed. APS will be contacted to determine which ones have been closed.
3. The animal control company has caught 2 raccoons and one skunk to date.

NEW BUSINESS

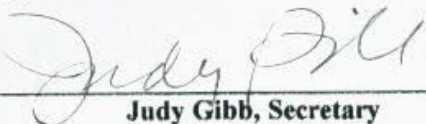
1. Gym Equipment was generally discussed. Management will get in touch with the company selling the used equipment and see if it is reasonably priced and in good condition.
2. A letter from a homeowner concerning 2<sup>nd</sup> hand smoke was reviewed. Management will obtain some information from legal counsel on this matter and see if there is any recourse in this matter.
3. The 1<sup>st</sup> step on the maintenance matrix to re do the CC&Rs were presented to the board for suggestions. All suggestions will be put together and resubmitted to all board members as a master list.
4. A bid presented by W&S Electric in the amount of \$1,833.87 was reviewed.
  - A motion was made by Judy Gibb, seconded by Jan La Bosco, to approved the bid. The motion carried unanimously.
5. Judy Gibb read a proposed resolution, as attached to these minutes, concerning the posting of signs, notices or messages on-site. Discussion followed.
  - A motion was made by Judy Gibb, seconded by Jan La Bosco, to approve the proposed resolution as presented. The motion carried unanimously.
6. Need to purchase 5 round tables and one picnic table for the pool areas. Discussion followed.
  - A motion was made by Judy Gibb, seconded by Jonathan Huls, to approve the purchase of 5 tables in the approximate amount of \$1,500.00, and one picnic table in the approximate amount of \$500.00. The motion carried unanimously.

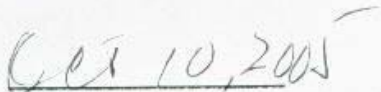
ADJOURNMENT:

There being no further open business to come before this meeting, the meeting was adjourned to executive session to discuss legal matters at 8:50pm.

Minutes compiled by Jodie Powell with Howerton Management Services.

APPROVAL:

  
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Judy Gibb, Secretary

Date:   
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