

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF THE BOARD MEETING**  
**September 20, 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
Alice Guidish	Director at Large
Jan La Bosco	Director at Large

**CALL TO ORDER:**

The meeting was called to order by the President, Denise Padilla.

1. Ms. Padilla reported that State Farm was invited to speak at an open meeting and a decision was made by the board to change the insurance carrier from State Farm to Farmers. After all areas were considered, Farmers offered more coverage for less money.
2. Ms. Padilla read aloud a proposed Open Meeting Policy, as attached to these minutes.
3. Kevin Wexler with Summit Security was present to answer any questions for homeowners.
  - a. A homeowner asked what the current towing policy was. At this time they are not towing out of the permit only spaces without a request from management. Western Towing will be painting the red curbs zones and towing will be done without notice in these areas. Security is working with management to suggest a policy for board consideration.
  - b. The back gate is still being locked sporadically.
  - c. Laundry rooms are being left open.
4. Jonathan Huls announced that the board is looking for volunteers to work on a committee to revise the CC&Rs. A sign up sheet will be going around for those that are interested.
5. An announcement was made that the Website is up and Kevin Murphy was thanked for his work. The site is [www.missionplaza.org](http://www.missionplaza.org)

**OPEN FORUM:**

1. Mr. Boatwright sent a certified letter to management with the concerns that he wanted to have put on the agenda. Denise Padilla pointed out that all of his concerns were on the agenda. (1) Mr. Boatwright wanted 3 competitive bids on the insurance policy. Mr. Howerton explained that many of the insurance carriers are no longer willing to insure homeowner associations. (2) Mr. Boatwright feels that the board members are holding private meetings. The board stated that this was not being done. (3) Mr. Boatwright asked for a playground for the children. Roy Howerton stated that this would be a huge source of liability for the property and the cost of insurance to cover a playground would be prohibitive.
2. Mr. Clark Rasmussen stated that the board has been doing an excellent job.
3. Building #16: Asked when the water problems in this building would be resolved. Mr. Howerton reported that just today the plumbing company indicated the problem may be resolved.
4. Building #16, Unit #311: An Owner reported that she has had 4 plumbing issues having to do with a previous plumbing repair. Feels she should not have to pay the latest invoice and should be given an allotment for loss of rent, etc. She was asked to put this request in writing and management will look into the matter, but normally a third floor toilet problem would be a homeowner's responsibility.

5. Asked about the recycling program. Discussion followed. Management will be talking to the waste treatment company concerning this problem to see if something can be worked out.
6. Building #3-101: Expressed her frustration in not having hot water for months. Building #3 has the same problem that #16 has been experiencing. The plumber has been working on both buildings. He is hoping that the remedy for #16 will also work for #3.
7. Homeowner: Asked why the showers in the clubhouse were not working. Management will have maintenance check it out. Roy Howerton added that he had not been informed of the problem.
8. Building #9, 107: Expressed his appreciation for Mac Dozier's work on the property.
9. General discussion was held concerning the many possibilities that could be the problem with the plumbing overall.

Open forum was closed and the general meeting was opened for board business. Homeowners are welcome to stay, however they cannot interrupt the board during this portion of the meeting.

**MINUTES:**

- A motion was made by Judy Gibb, seconded by Jonathan Huls, to approve the minutes of August 16, 2005 as amended. The motion carried unanimously.

**FINANCIALS:**

Judy Gibb gave a brief report on the August 2005 financials and stated that the Farmers Insurance premiums will be paid from the reserve account, with twelve (12) monthly repayments from the general fund account back to the reserve account.

- A motion was made by Judy Gibb, seconded by Jonathan Huls, to approve the August 2005 financials as presented. The motion carried unanimously.

**MANAGEMENT REPORT:**

1. A brief discussion was held concerning a past mold remediation problem from #9-109.
  - A motion was made by Judy Gibb, seconded by Jonathan Huls, to inform the owner that it is his responsibility to pay the full amount plus interest since allegedly, this owner was fully aware of the existing mold problem. The motion carried unanimously.
2. Roy Howerton stated that the recent vote to change the insurance needed to be ratified in the minutes.
  - A motion was made by Jonathan Huls, seconded by Judy Gibb, to ratify the phone vote to change insurance carriers from State Farm to Farmers Insurance to be effective August 29, 2005 until August 29, 2006. The motion carried unanimously.
3. Discussion was made to formalize the appointment of a CC&Rs revision committee.
  - A motion was made by Jonathan Huls, seconded by Judy Gibb, to appoint a CC&Rs Revision Committee to be chaired by Jonathan Huls. The motion carried unanimously.

Alice Guidish joined the meeting at 7:50 pm.

4. Roy Howerton stated that the water damage claims are becoming very costly and policies need to be made during the rewriting of the CC&Rs so that homeowners will know what they are responsible for and what the Association is responsible for.

5. Roy Howerton stated that a homeowner has been very diligent in pursuing the problems relating to second-hand smoke coming from a neighbor's unit. Mr. Howerton presented a magazine article for the board to review. This is a very difficult matter to rule on without legislative guidelines. The Board agreed to ask them to a hearing, either private or open.
6. Mr. Howerton made the board aware that there are approximately 8 to 10 articles that are being considered concerning non-discrimination. Another pending law has to do with a minimum delinquent amount of \$2,500.00 before an Association may begin filing procedures to foreclose on a unit.
7. A bid from T. Sweeney Pools was presented for board consideration. The hot water heater for the center pool could be repaired for \$1,469.00 to \$1,544.00 or replaced for \$2,267.00.
  - A motion was made by Jonathan Huls, seconded by Judy Gibb, to replace the hot water heater in the amount of \$2,267.00. The motion carried unanimously.

**UNFINISHED BUSINESS:**

1. Per the request of a homeowner, Farmers Insurance will be asked for a quote on the possibility of earthquake insurance. A resident of building #15 agreed to research this issue.
2. Homeowner asked that we ask the landscapers not to use the blowers until after 10:00 am.

**NEW BUSINESS:**

Several maintenance matters were discussed:

1. Management was asked to have maintenance replace the carpeting in the elevators with tile.
2. Trees are tentatively scheduled to be trimmed again in February 2006.
3. Painting of the buildings is still an important issue to complete.
4. Door plates need to be put on the elevator doors, and the thresholds repaired. The elevator company will be asked if they can do these repairs.
5. Management was asked to notify Esquire Landscaping and inform them that they should not be making any purchases over \$200 without board approval. Denise Padilla agreed to talk to the owner, Mr. Biehl.

**CORRESPONDENCE:**

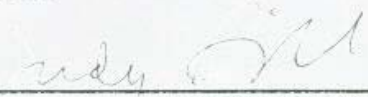
A brief review was made of the general correspondence.

**ADJOURNMENT:**

There being no further open business to come before this meeting, the meeting was adjourned to executive session to discuss legal matters and personnel at 8:35 pm.

Minutes compiled by Jodie Powell with Howerton Management Services.

**APPROVAL:**

  
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Judy Gibb, Secretary

Date: 09/17/2005  
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