

MISSION PLAZA COMMUNITY ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
August 15, 2006

CALL TO ORDER:

1. President Jonathan Huls called the meeting to order at 7:00 p.m. in the Clubhouse. The following Board members were in attendance:

	Jonathan Huls	President
	Bernard Boatwright	Vice President
	Judy Gibb	Secretary/Treasurer
	Jamie Hornsby	Director at Large
Absent	Jim Forde	Director at Large

Roy Howerton and Brad Maroney representing Howerton Management Services were also present as well as Michael Abdou from Farmers Insurance.

GENERAL

Jon Huls introduced Michael Abdou from Farmers Insurance who was present to talk to the Board and homeowners regarding the Associations insurance.

Michael Abdou stated that the property insurance coverage was increased from 41 to 44 million. The increase in coverage cost \$900.00 per year.

DIRECTOR COMMENTS: None

MINUTES:

➤ A motion was made by Judy Gibb, and seconded by Jamie Hornsby, to approve the minutes of July 18, 2006 as amended. The motion carried unanimously.

FINANCIALS:

The Treasurer read the financial report

➤ A motion was made by Judy Gibb and seconded by Jamie Hornsby to approve the July financials as presented. The motion passed unanimously.

➤ A motion was made by Judy Gibb and seconded by Jamie Hornsby to renew the Associations P.O. Box for six months at a cost of \$40.00. Motion passed.

COMMITTEE REPORTS:

Landscape Committee:

Jon Huls announced that the committee will give a report at the September meeting.

Management Report:

Paving will begin soon. Management will inform the Board as well as the homeowners as to the start date.

UNFINISHED BUSINESS

The Board discussed using Thompson's Water Seal or like product to protect the new stairs from staining. It was noted that the sample stairs became stained quickly.

Jon announced that the brown spots in the grass were not from pets or lack of water rather grubs. The areas that were eaten will be treated and replanted.

1<sup>st</sup> OPEN FORUM:

Residents reported or asked the following;

- 1.The security company has not been locking the pool area. Concern was expressed over the quality of service. Management will seek bids for new security services.
2. It was asked that there be stain treatment for the hallways especially 1<sup>st</sup> floor building #17. Management will have a professional carpet cleaning company inspect the hall carpeting to see if it is possible to have the stains removed.
- 3.The Board was informed of dead bees on the 3<sup>rd</sup> floor of building #15. The bees will be removed.
- 4.Homeowners stated that the lights in the hallways were too dim. Lights are being upgraded in the hallways.
- 5.No children should be in the pool area without adult supervision.

UNFINISHED BUSINESS:

Management was asked to get another bid for the repairs on the 2<sup>nd</sup> floor landing where building 8 meets building 9.

NEW BUSINESS:

Pet policy was discussed as many homeowners have pets that are not permitted by the Rules and Regulations. It was decided that the pets couldn't be on the premises as per the Rules and Regulations.

- A motion was made by Judy Gibb and seconded by Jon Huls to approve the pet resolution, which is attached to, incorporated in and made a part of these minutes. Motion passed.

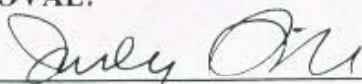
The management company informed the Board for the need to replace the old plumbing on a building-by-building basis. The Board agreed. The management company will seek pricing from a mechanical engineer to oversee and write specs for new plumbing.

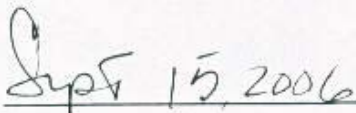
ADJOURNMENT:

There being no further open business to come before this meeting, the meeting adjourned at 8:25.

Minutes compiled by Brad Maroney with Howerton Management Services.

APPROVAL:

  
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Judy Gibb, Secretary

Date:   
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