

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
February 21, 2006

CALL TO ORDER:

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

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

Roy Howerton and Jodie Powell representing Howerton Management Services were also present.

The President introduced the board members and the management company representatives.

DIRECTOR COMMENTS:

1. A reminder was noted that another CC&Rs review meeting would be held this coming Saturday, February 25, 2006 at 10:00 am in the clubhouse. The subject will be concerning insurance. Mike Abdou with Farmers Insurance will be present to answer any questions. Roy Howerton asked for time with the board following this meeting concerning insurance.
2. Alice Guidish has recently resigned from the Board as she will be moving to Arizona. She was in the audience to say goodbye. A vote of appreciation was extended to her for her work as a director, and the Board wished her well in Arizona.
3. The board said they are looking for another volunteer to help in distributing the water shut off notices and to open the common area by 8:00 am on Saturdays and Sundays. No one volunteered at this time.
4. Several laws have changed pertaining to HOAs. An update on the new 2006 laws will be mailed out to homeowners soon. Discussion followed as to asking for volunteers to do the stuffing and labeling. Several volunteers elected to help in the mailing. Appreciation from the board was expressed.
 - a. A motion was made by Judy Gibb, seconded by Jim Forde, to appoint Jamie Hornsby from building 10-108 to serve out the board term for Alice Guidish. The motion carried unanimously.
5. A survey is also being worked on to distribute to homeowners concerning several property related issues. The board values the opinion of the owners and would like their input.

MINUTES:

- A motion was made by Judy Gibb, seconded by Bernard Boatwright, to approve the minutes of January 17, 2006 as amended. The motion carried unanimously.

FINANCIALS:

1. Judy Gibb gave a brief update report on the financials.
 - A motion was made by Judy Gibb, seconded by Bernard Boatwright, to approve the financial report for January 2006 as presented. The motion carried unanimously.
2. One of the law changes concerns the collection of past due assessment fees. Roy Howerton gave a brief explanation of the new collection policy.

COMMITTEE REPORT:

1. Recycling: No report.
2. The Gym Committee: No report.
3. CC&R's meeting concerning plumbing on February 11th was reported to be very informative. Gale Keys with Royal Plumbing was present to answer questions. Mr. Keys is in the process of doing a test involving enzymes.

4. Solar Panels: No information has been received yet. Hopefully should have a report by the March meeting. It was reported that solar panels were installed on the 3rd story buildings at one time and it was a bad experience. Jon Huls said that the board would need to look into the number of years it would take to realize a payback of the cost. It may be too long to be of benefit.

UNFINISHED BUSINESS:

1. The lighting contractor's repairs have been completed.
2. Management is still trying to obtain other bids for the 17th building staircase work.
3. Discussion was held concerning whether or not to lock the trash bins. Management recommends not locking the dumpsters as residents will just leave their trash on the outside of the bins. Two dumpsters need heavy duty latches installed. Discussion continued concerning the theft of personal information from the bins. Residents were strongly encouraged NOT to put personal information in their trash, but to shred them first.
 - A motion was made by Judy Gibb, seconded by Jim Forde, to order 6 steel brackets from American Sheet Metal for dumpster doors. The motion carried unanimously.
4. Second hand smoking was discussed. Roy Howerton stated that a recent court decision ruled against smokers when it filters into other units. Two states (Florida and Massachusetts) have ruled it as a health hazard. Mention was made of having entirely no smoking buildings. Enforcement and discrimination issues were mentioned.

1st OPEN FORUM:

1. Building #17: Asked when the fire doors would be painted. Management will be meeting with the Fire Marshall first to see if the doors are acceptable or need to be replaced.
2. Denise Padilla presented several options on gym equipment for the board to review. Brad from Absolute Fitness was present to answer questions concerning the equipment proposed. The proposed equipment is a commercial grade and does offer warranty on some of the pieces. He suggested replacing the flooring as well. Their company will remove old equipment and set new. The gym equipment will also be discussed at the Saturday open forum.
3. Homeowner: Asked if a loading zone could be added to the west side.
4. Building #3-#201. Hot water temperature are at building #3.
5. Building #6: Problem with a serious noise issue. Many guests are coming in and out of the unit, there are fights in and out of the unit, and the police have been called out twice. Would like to have matter resolved.
6. Building #6069-106: Question about replacement of a sliding door and windows. Association will pay for ground floor tracts only, otherwise it is an individual's expenses for glass replacement.
7. Building #12-220: Reported a pole light out in front of unit.
8. Several dirt areas around the property are a concern and need to be looked at by the board at the next walk through for a solution. Landscaping chips were discussed as to where they are put. The board gives the direction to the landscaper on the walk throughs.
9. Building #17-#118: Off-site owner says the property has had plumbing problems for 35 years. He added that people need to be educated as to what is allowed to be put down their sinks and their garbage disposals.
10. Building #17-316: Reported a gurgling noise when the dishwasher is running. Management stated that the pipes are up to code. It may be helpful to plan flushing out the lines periodically in all of the buildings.
11. Building #17-116: Reported that the cement walkways at #116 & #118 are not a recent addition. They have been there since 1981.
12. A broken window was reported needing replacement in #9-102.

13. #7-103: Reported that owners in #203 have allowed the carpeting to be removed and it is now a very serious noise issue. The vibration from the tenants is so strong that his pictures are falling off the walls. Requesting the board address this issue in re-doing the CC&Rs as to whether or not tile flooring is allowed. He feels very strongly that carpeting would be the only way to assist in cutting down the noise between floors.

➤ A motion was made by Judy Gibb, seconded by Bernard Boatwright, to set up a hearing for the owners of #7-203 concerning this noise issue. The motion carried unanimously.

NEW BUSINESS:

1. Signage was discussed. Omni Graphics presented a bid for \$992.00 plus tax for one big sign on the south Rancho Mission Road side, and 3 small address numbers signs at the south and north Rancho Mission Road.
➤ A motion was made by Judy Gibb, seconded by Bernard Boatwright, to approve the Omni Graphics bid for \$992.00 plus tax for 4 signs. The motion carried unanimously.
2. Discussion was held concerning a bid from T. Sweeney Pool company to put a fill line for the pool in the appropriate cost of \$1,600.00.
➤ A motion was made by Judy Gibb, seconded by Jim Forde, to approve the bid from T. Sweeney Pools for \$1,600.00 only if they do not have to cut through the tiles. The motion carried unanimously.

2nd OPEN FORUM:

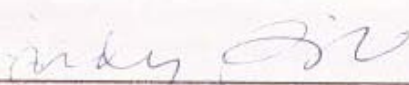
1. The board suggested having a board member go through the Summit Security daily reports and pull out the incident reports.
2. Homeowner wanted to know if it was true that if a person was not sited for 3 months concerning a pet issue they could not be fined. This matter is still pending as to what will be allowed.
3. Timers will need to re-set.
4. Several lighting issues were reported.

ADJOURNMENT:

There being no further open business to come before this meeting, the meeting adjourned at 9:15 pm to executive session to discuss an insurance and legal matter.

Minutes compiled by Jodie Powell with Howerton Management Services.

APPROVAL:



Judy Gibb, Secretary

Date: April 5, 2006

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