

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
March 21, 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
Jim Forde	Director at Large

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

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

GENERAL

Tenant from #6019-103 asked to speak to the board early in the meeting for a hearing that was called for #6019-203. His complaint addressed the unit above him that had hardwood floors. The result is serious noise and vibration problems in his unit. The owner of the upstairs unit stood and identified himself, saying he was using an agency to manage the unit and was just notified about the problem today. The two agreed to meet where they could exchange contact information and to include the the resident of 203. The parties involved will try to work out a resolution to the problem.

DIRECTOR COMMENTS:

1. The final CC & R Open Forum meeting will be held Saturday, March 25th for 3 hours beginning at 10:00 am. All subjects will be covered but the main topic will be vermin and other pests.
2. Starbucks gift cards were given out to the winners present who turned in their CC&R Opinion surveys early. Totals of the survey answers will be announced at the Saturday meeting.

MINUTES:

- A motion was made by Judy Gibb, seconded by Bernard Boatwright, to approve the minutes of February 21, 2006 as amended. The motion carried unanimously.

FINANCIALS:

1. One of the new laws effective January 2006 concerns placing a lien prior to filing a foreclosure notice on a unit: It must be voted on in an open board meeting without naming the unit number or the owner's name.
 - A motion was made by Judy Gibb, seconded by Jamie Hornsby, to approve filing a lien in the amount of \$1,195.96, against a homeowner in arrears for that amount. The motion carried unanimously. Compliance of the law includes providing a copy of the meeting minutes indicating the vote by the Board members.

A brief explanation was given by Roy Howerton concerning waiting for \$1,800.00 or 12 months in late assessment fees before the Association is allowed to file a *foreclosure* notice on the unit owner. General questions were asked about this new process. A foreclosure vote can only be taken in an Executive meeting.

2. Judy Gibb recommended adding Jim Forde to be an additional check signer on the operating and reserve banking accounts.
 - A motion was made by Judy Gibb, seconded by Bernard Boatwright, to add Jim Forde as an additional check signer on the operating and reserve bank accounts. The motion carried unanimously.
3. A brief update report was given by Judy Gibb on the February 2006 financials.
 - A motion was made by Judy Gibb, seconded by Bernard Boatwright, to approve the financial report for Feb., 2006 as presented. The motion carried unanimously.

2. Homeowner: This homeowner objected to the allowing of hardwood flooring on the 2nd and 3rd floors because of the noise issue. It has not yet been determined by the board as to whether or not the hardwood flooring can be prohibited in the CC&Rs.
3. Homeowner in #11-105: Requested information concerning when the exterminators sprayed the outsides of the buildings. Management will obtain this information.

NEW BUSINESS:

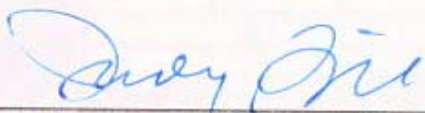
1. Whether or not the pool tile would be cut for the fill line on the pool to be installed was discussed. Roy Howerton said that they will have to cut a 3/4" hole in the tile, but it will be sealed all around the hole. The Board agreed to the contract change.
2. Management needs to get two more bids for the asphalt driveways to be repaired. Hopes to have them by the next meeting.
3. Gale Keys, of Royal Plumbing, should have a report soon on the efficiency of the liquid enzymes.
4. An article from a condo management magazine concerning plumbing repairs was presented to the board for advisement.
5. Roy Howerton stated that the number of broken tiles and rotted eaves needs to be inventoried and a quote obtained as to an approximate cost of these repairs. Benton Roofing has also notified Howerton Mgt. that the tile underlayment needs replacing in many areas.
6. Roy Howerton requested a brief executive session to discuss the new rules for counting votes at an annual meeting.
7. Bernard Boatwright noted several areas that needed maintenance. He said he would mail in this list of maintenance items to the management company.
8. Judy Gibb said that all of the 2 story building doorway lights need to be cleaned thoroughly.
9. Homeowner reported that some fire doors do not shut properly.
10. Several other maintenance items were reported.
11. It was also reported that commercial vehicles are often parking in Reserved spaces that do not belong to the customers. Homeowners need to advise their contractors of the parking rules. Management will do the same to the contractors they send out. A homeowner has the authorization to tow any vehicle out of his or her own assigned space.

ADJOURNMENT:

There being no further open business to come before this meeting, the meeting adjourned at 8:45 pm to executive session to discuss some new annual meeting laws.

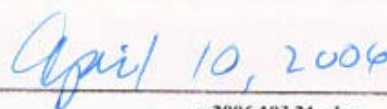
Minutes compiled by Jodie Powell with Howerton Management Services.

APPROVAL:



Judy Gibb, Secretary

Date:



m2006 103 21r.doc

Minutes of The Board of Directors Meeting for
Mission Plaza Community Association, Inc.
March 21, 2006

4. Judy Gibb reported that, per Jim Forde's recommendations, some of the Reserve funds should be moved to safe investments that will pay a higher yield than the current USBank money market.
5. Jonathan Huls suggested that the board reinstitute the Financial Committee to look into these matters.
6. Jon Huls, Jim Forde and Matt Grecco agreed to serve on the Financial Committee.

MANAGEMENT REPORT:

Management reported that the dumpster latches have not been repaired yet and they need more secure latches.

1st OPEN FORUM:

1. #17-319: Spoke to the board concerning the immediate need to paint the stairways on building #17. She recommended painting them now as a band aide rather than waiting any longer to have them done professionally. She offered to pay to have the set of stairs she uses regularly painted. The board elected to have all the exterior stairways on #17 done correctly rather than spending money on a "band aide" job.
2. #17-303: Reported that rain is coming into her unit from the tiled part of her roof. Management will contact the roofing company for repairs. Roy Howerton explained that the roofers recently repaired the flat portions of the roof.

UNFINISHED BUSINESS:

1. The bids from Berkley Homes and Guardian Waterproofing were reviewed by the board concerning repair/replacement of the stairs and landings of building 17. Discussion followed as to replacing rather than repairing the steps. Different non-skid concrete surfaces were also discussed.
 - A motion was made by Bernard Boatwright, seconded by Judy Gibb, to approve the bid from Berkley Homes for \$18,869, plus an additional \$4,745.00 for replacing landings with high strength cement with broom finish.
2. Roy Howerton reported on meeting with a Deputy Fire Marshall. The Deputy Fire Marshall said that the fire doors may have to be replaced, but that we may be able to obtain a variance. She suggested that a door could be submitted to an Underwriters' Laboratory unit for testing that would reveal whether they all are still in compliance, even though they were altered with windows. She added that the door issue will be signed off, so the annual fire inspection will not include them.

COMMITTEE REPORT:

1. Gym Equipment: Denise Padilla reported on the upgraded commercial gym equipment replacement, flooring/carpeting and painting of the bathrooms and locker rooms. Several homeowner volunteered to assist with painting in order to save money. Discussion followed as to the details of coordinating the removal and installation of the project.
 - A motion was made by Bernard Boatwright, seconded by Judy Gibb, to approve the bid of \$14,398.78, plus \$850.00 to have the pop corn ceiling removed, for the upgrading of the gym facilities. The motion carried unanimously.

2nd OPEN FORUM:

1. Homeowner from 17-316 Expressed his displeasure with the CC&R Survey's wording re: pets. Jon Huls explained that it is a state law that we can't prohibit pets if the CC&Rs are changed, and the CC&Rs need to be changed to be legal.