

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
May 16, 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
Absent	Bernard Boatwright	Vice President
	Judy Gibb	Secretary/Treasurer
	Jamie Hornsby	Director at Large
	Jim Forde	Director at Large

Roy Howerton representing Howerton Management Services was also present.

GENERAL:

The President announced that the first draft of the CC&Rs had been received from Atty. Jon Massie and the CC&R committee would be meeting to review this draft. He explained the committee would do their revisions, then send the draft back to the attorney for review and then a proposed copy would be sent to all owners.

It was announced that there were no hearings to conduct.

SECURITY:

Ryan Healey was present, representing the patrol service(Summit Security). He responded to questions from the audience. The board asked him to bring some deggy report printouts to the June meeting.

DIRECTOR COMMENTS: *None*

MINUTES:

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

FINANCIALS:

The Treasurer read the financial report and reported the US Bank reserve account had been closed and that \$50,000.00 had been placed into a "liquid" Money Market account at Commercial Capital Bank in case the Association needed funds immediately. The balance of the US Bank reserve funds were invested in conservative instruments through Morgan Stanley DW, Inc.

➤ A motion was made by Judy Gibb and seconded by Jonathan Huls to approve the April financials as presented. The motion passed unanimously.

1st OPEN FORUM:

It was reported that the recycling contained near one of the mailbox areas was always jammed full and should be emptied more often.

An owner reported that she had her car broken into for the second time and that in eighteen months she has had the police out three times. She requested that the Association make the residents aware of the criminal activity and to take measures to make the parking areas safer. It seemed to her that the thieves were just moving down the line of spaces. The board agreed that the information should go into the next newsletter. The board will be considering other measures to increase the security of that area.

Another owner stated he had lost a set of golf clubs out of his storage locker.

One Board member recommended that nothing of value be stored in the storage units or kept in vehicles.

After discussion of the sweeping vendor and the pest control vendor not coming on a regular basis, the Board requested that management provide a "log book" (binder) for vendors to sign when they come onto the property.

The sweeping vendor has been contacted and he will arrange for a 24 hour notice and then return to sweep the carport areas some time this month. The Chelsea Pest Control technician was reported to have broken his arm in late February and no service was provided during March.

One owner reported that the A/C unit across from his doorway had at least one collapsed corner support, and the unit was leaning with one side on the ground. He requested someone from the Association come by and look at this unit and then notify the owner that the A/C unit had to be repaired, removed or replaced as it was unsightly and might be an electrical hazard. Roy Howerton from the management company said he would meet him at his unit in the morning at 9:45 am.

It was reported that the trash collectors are arranging the dumpsters facing each other so that it is difficult to lift the lids and put in trash. Roy Howerton volunteered to inspect this dumpster area to determine if it is possible to rearrange the dumpsters so that it is easier to lift the lids. If this can be done then the trash collection vendor will be notified in writing to instruct the men to place the dumpsters in this position.

UNFINISHED BUSINESS:

It was also reported that the Gym renovation had been completed and there was a "lifetime" warranty on the equipment. If we need repairs or adjustments we can call Absolute Fitness and they will come over and do the repairs.

There have been two bids received for the installation of a sidewalk between buildings #4 and #5. The bids are:

Builders & Restoration, Inc.	\$4,600.00	verbal check to determine if bid is for 30 inches.
Mendenhall Concrete	\$4,930.00	written sidewalk to be 30 inches wide.
Flood Rescue		Not yet received.

- A motion was made by Jim Forde and seconded by Judy Gibb to approve the installation of a 30 inch wide sidewalk between buildings #4 and #5 and for management to accept the lowest bid. The motion passed unanimously.
- A motion was made by Jim Forde and seconded by Judy Gibb to reimburse Tom Campbell \$16.18 for the tennis net strap that he purchased on behalf of the Association. The motion passed unanimously.

2nd OPEN FORUM: None

NEW BUSINESS:

A contract for Schmidt Fire Protection Co, Inc. to perform the inspection on four (4) class II standpipes was reviewed and discussed by the Board. This same company has done the inspections in the past. The base cost for the inspection is \$650.00 plus any repairs or replacements that need to be made. In the past, Schmidt has recommended replacement of the fire hoses rather than pressure testing as it is cheaper to replace than to test the hoses.

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- A motion was made by Judy Gibb and seconded by Jim Forde to approve the Schmidt contract at the base price of \$650.00 with the stipulation that; additional costs must be approved by the Board. The motion carried.

The Board discussed the increase in the hourly rate for repair personnel submitted by Best Washer and agreed that it was due to the increase in gasoline.

Management also informed the Board that other vendors are beginning to charge trip charges, inspection fees and bid fees to cover their increased fuel costs.

Two requests were made to install dish antennas on the roof of their respective buildings by units 16-305 and 6-104.

- A motion was made by Judy Gibb and seconded by Jonathan Huls to approve the requests of unit 16-305 and unit 6-104, with the stipulation that each owner had to attach the cable to the building and locate the cable in the most inconspicuous manner possible. The motion passed unanimously.

A discussion was held on having Western Towing paint the no parking areas and fire line areas red but after further consideration, the Board agreed that they did not want tow trucks coming onto the community and automatically towing, so the offer by Western Towing was refused.

Roy Howerton reported the Fire Department inspection went well and the only request was to repaint the red zones around the clubhouse area. The on site maintenance man will be requested to so this.

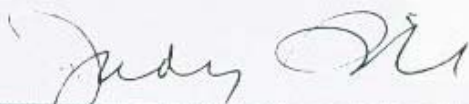
The Board agreed that one additional parking space next to the current loading zone space in front of the clubhouse will be converted into a loading zone space. There will also be added a loading space in the West parking lot on the North end of the lot

ADJOURNMENT:

There being no further open business to come before this meeting, the meeting adjourned at 8:16 pm to executive session to discuss a legal issue.

Minutes compiled by Roy Howerton with Howerton Management Services.

APPROVAL:



Judy Gibb, Secretary

Date:



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