

MISSION PLAZA COMMUNITY ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 19, 2006

CALL TO ORDER:

President Jonathan Huls called the meeting to order at 7:00pm in the Clubhouse.

The following Board members were present:

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

Brad Maroney and Herbert Rochel represented Howerton Management Services.

DIRECTOR COMMENTS: Jonathan Huls asked everyone in attendance to take a look at the tree planting illustration chart that he brought to the meeting, and asked anyone with comments to write them on index cards the committee supplied. Jonathan also reminded the audience that parking lot sweeping is rescheduled to tomorrow-Sept. 20, for this month, only. Jonathan also reminded the audience that asphalt work begins on Thursday, the 21st.

MINUTES: A motion was made by Judy Gibb, seconded by Jim Forde, to approve the August minutes as corrected. The motion passed unanimously.

FINANCIALS: Judy Gibb read the August financial report. She made a motion to accept it and Jon Huls seconded. The motion passed unanimously. Jim Forde had questions about USBank's handling of the operating funds, and he asked Judy Gibb to get information about switching the funds to Commercial Capital Bank, with which the Association has a Money Market Reserve funds account. Judy Gibb also asked for the Board's acceptance of the proposal from Associated Professional Services to prepare the necessary budget and reserve update, with supporting documents for a cost of \$460. The subsequent mailing will be done by volunteers from the membership, to save money. The board voted unanimously to accept.

COMMITTEE REPORTS: Jonathan Huls spoke for the Landscape/Tree committee, and explained to newcomers that the tree planting project evolved from an offer of the city of San Diego to supply free trees that could provide shade, and reduce cooling costs. Jonathan also reported that revised CC&Rs have been sent to the Association's attorney, Jon Massie, for review and corrections. The final document will then be submitted to all homeowners for a vote of acceptance.

UNFINISHED BUSINESS: The contract with Berkeley Homes has been cancelled. The Board is unsatisfied with the quality and slowness of the tread replacement project for Bldg. 17. Brad Maroney is researching an epoxy treatment that was recommended to him. The bids for the landing repairs where Bldg .8 meets Bldg .9 were reviewed by the Board and found to be incomplete. Bernard Boatwright has agreed to talk to one of the bidders about more details, and Brad Maroney was asked to have the other bidder plan on submitting comparable work prices. The directory maps on the property need replacing, and Omni Graphics has been asked to prepare a digital print on aluminum for \$435 for the digital work, which Mission Plaza will own, and \$128 for the first map, showing buildings, parking spaces, but no pathways. Work should be finished within a month.

FIRST OPEN FORUM: A resident reported that a truck filled with household goods has been sitting in the front parking lot for weeks, and the hangtag isn't readable. The registration is expired. The same resident thinks the storage situation in the patio of a first floor unit in Bldg 14 is also in violation of the Rules and Regs, and wants the Board to act on it. Brad Maroney will have his office send letters. Another resident asked about the "no pets" sign for the volley ball court, that Roy Howerton agreed to order 4 months ago. Brad Maroney said he will take care of it. A tennis playing resident reported that one of the nets in the south court needs a new strap. Brad Maroney said he will obtain it and have it installed. Bernard Boatwright asked the Board to approve purchase of good pushbrooms to clean the courts. Approved. A homeowner offered to donate a piece of equipment to the gym in the near future.

NEW BUSINESS: Two security companies who were asked sent representatives to speak to the meeting. The residents asked many questions, and ascertained that one of the companies is just starting out, and the other was merged with a nationwide outfit that has no base in San Diego. After the representatives departed, Jonathan Huls asked the audience for a straw vote on each company. The response was tepid, and the Board asked Brad to negotiate with the startup company. A resident offered to serve on a Security Search committee, along with Bernard Boatwright. Tom Sweeney's Pool Service submitted a bid to repair the filter in the clubhouse spa. It was damaged when the thermostat broke, causing the water to heat to more than 120 degrees. Total cost: \$527.28. Approved unanimously. Bernard Boatwright requested that the maintenance man be asked to write a weekly activity report, covering all work started and completed. Jonathan Huls stipulated that Craig should be paid for his time. Brad will notify Craig. Bernard Boatwright also requested that the lounge chairs at the pools be cleaned and put away.

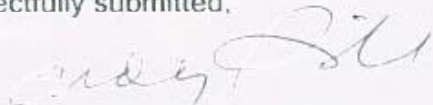
SECOND OPEN FORUM: A resident reported the elevator in Bldg. 16 was not responding. Brad Maroney will notify Thyssen Krupp.

CORRESPONDENCE: A homeowner reported his air conditioner fuse was broken by recent roofing work on his building. He asked for reimbursement for the cost of the AC repairman. The Board voted to refund his expenses and seek payment from Eberhard Benton Roofing. Other correspondence to and from Howerton was reviewed.

ADJOURNMENT:The meeting was adjourned to Executive Session at 9:30pm.

NEXT MEETING DATE, OCTOBER 17, 2006
THE ANNUAL MEETING AND ELECTIONS

Respectfully submitted,



Judy Gibb, Secretary/Treasurer

Oct 18, 2006