

MISSION PLAZA COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 18, 2007

Brad Maroney of Howerton management called the meeting to order in the Clubhouse at 7 p.m. Present were: Newly elected Directors James Bachelor, Michael Donovan, and Darrell Hitzemann. Also present was Secretary/Treasurer Judy Gibb. Absent was Director-at Large Jamie Hornsby. Also present was Liaison Bernard Boatwright.

ELECTION OF OFFICERS: Brad Maroney asked for nominations for officers. The open positions were: President and Vice-President. Mr. Donovan nominated Mr. Hitzemann for President. The other Board members unanimously elected him. Mr. Bachelor nominated Jamie Hornsby for Vice-President, and the Board members unanimously elected her. Because Ms. Hornsby was absent, the Board asked Ms. Gibb to notify her and confirm that she will serve in that position.

MINUTES:

Ms. Gibb submitted corrected minutes of the November 20 regular meeting and asked for approval by the Board within a week.

FINANCIALS:

The November financial report was given by Ms. Gibb and was approved by the Board as read. Ms. Gibb also reported to the owners attending that two foreclosures for failure to pay regular assessments have been approved in Executive Session on November 20, on parcels 434-041-21-28 and 434-041-20-40.

MANAGEMENT REPORT:

Mr. Boatwright submitted termite tenting quotes from three vendors for the 3 story buildings. The Board tabled a decision on vendors and asked Brad Maroney to negotiate some issues with the vendors and report back to the Board. Mr. Boatwright also reported more research is being done with other vendors about the plumbing repairs that are needed for Mission Plaza.

VENDOR REPORTS:

Secure Protective Services representatives Chris King, Lieutenant Lord, and Patrol Officer Raymond Kay answered questions from the audience. They asked the Board for a firm policy about Qualcomm Stadium event parking, and the Board asked Lt. Lord to provide an up-to-date summary to San Diego towing ordinances.

Broyles Landscaping representative Paul Higbee gave a brief talk about the challenges Mission Plaza should consider, and submitted an Irrigation Audit report to the Board. His crew has found a possible leak from the Clubhouse pool, and is working on water conservation plans.

BOARD PACKAGE ITEMS:

A brief discussion followed about the electronic/hazardous waste disposal information in the Board packages.

Mr. Bachelor and Mr. Boatwright submitted information about the benefits of planting Zoysia grass at Mission Plaza, to lower landscaping and irrigation costs. The Board asked Brad Maroney to locate some local clients of the supplier, for further information.

OPEN FORUM:

A homeowner in Bldg. 15 asked if he could rent storage space in one of the extra rooms that are located at the ends of the 3 story buildings. The Board asked Mr. Boatwright to inventory all the available space that isn't already committed to Maintenance supplies, and the Board will establish a value for the spaces.

A homeowner in Bldg. 16 reported unwanted pests that have required Chelsea Pest Control to spray around the first floor three times. Mr. Bachelor advised everyone to pack any spaces around their baseboards with steel wool and boric acid powder.

A homeowner in Bldg. 17-216 announced the formation of a dog owners' club, and she has posted notices at the mailboxes for anyone who is interested.

Tom Campbell offered to buy a replacement tennis court net strap and install it in one of the front courts. The Board thanked him and agreed to reimburse him.

A homeowner in Bldg. 17 wants to the Board to notify all off-site owners about Mr. Boatwright having been hired as a part time employee. The Board plans to mail the next newsletter with that information to all off-site owners.

The residents of Bldg. 17-304 had received a notice requiring them to appear at a hearing. Because the Board hadn't been notified prior to Dec. 18, Mr. Hitzemann said he would have a response for the residents within ten days. Brad Maroney was asked to speak with the staff at his office about why the notice was generated.

A resident of Bldg. 15 opened the subject of renting parking spaces during stadium events, and Mr. Hitzemann reminded him that the Association's attorney cited the CC&Rs prohibiting such activity, and also prohibiting conducting a business on the property. Because a Cease and Desist letter had been delivered to all doors and to all off-site owners, Mr. Hitzemann declared the matter closed.

NEW BUSINESS:

The Board reviewed 2 quotes from Juice Electric and, on advice from Mr. Donovan, tabled a vote until more details about the proposed work could be obtained from Juice Electric.

The Board reviewed a quote for flooring repairs in Bldg. 3, and asked Brad to obtain two more quotes for the same work.

There being no further business before the Board, the meeting was adjourned to Executive Session at 9:40pm.

Respectfully submitted,

Secretary/Treasurer

Date Dec 21, 2007