

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**July 17, 2007**

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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

Jill Gibson was representing Howerton Management Services. Brad Maroney was absent.

**DIRECTOR COMMENTS:** No Report

**MINUTES:**

- A motion was made by Judy Gibb and seconded by Jim Forde to approve the minutes of June 19, 2007. The motion carried unanimously.

**FINANCIALS:**

The Treasurer read the financial report.

- A motion made to approve the June 2007 financials as presented. The motion carried unanimously. Judy Gibb motioned and Jim Forde seconded to approve the audit for 2006 as presented. The motion passed unanimously.

**COMMITTEE REPORTS:**

- Bernard Boatwright and Karl Labosco reported the prices for new barbeques. They looked at 3 different models ranging from \$300.00 to \$2,000.00. Bernard motioned to budget \$6,000.00 to buy and install 8 barbeques. Judy Gibb seconded and the motion passed unanimously.
- All of the broken hallway lights on the third floors have been replaced.
- The screens on Laundry room 2 & 3 and the Guard shack have been replaced by Mr. Boatwright.
- Attorney Jon Massie will be onsite at the Clubhouse August 1, 2007 at 5:00 pm to discuss the first draft of the CC&R's with the Homeowners who attend the August 1<sup>st</sup> meeting. They received an advanced copy of the CC&R's

**UNFINISHED BUSINESS:**

- Jim Forde seconded a motion by Bernard Boatwright to approve the contact drawn by Jon Massie and Jon Wayne Construction. The motion passed.
- The issue of repairing the roofs of building 13 and 15 was tabled until the next meeting.
- The Board will do a vote by phone by Saturday to approve a contractor for the patio of building 10-105.
- The landscape lighting issue will be tabled until the next meeting in order to get more bids for the job.
- The Board decided to go out to a carport after the meeting and decide if it needed to have another light installed.

MANAGEMENT REPORT: No Report

1<sup>st</sup> OPEN FORUM:

Jonathan Huls handed out copies of the new Rules & Regulations regarding pets and opened the floor for questions.

1. A Homeowner asked if there would be a specified area for dogs or a dog run. A pet committee will be formed to research the idea.
2. Dogs will have to be leashed at all times when they are outside
3. At this time, pets will not be grandfathered in because they were not allowed to begin with.
4. 2 headboards were found in the dumpster by building 7. Howerton will call Allied to remove the boards.
5. Homeowners were concerned about dogs being allowed on the grass and not cleaning up after them. Everyone needs to be responsible for keeping the complex clean.
6. A picture was submitted by a homeowner of patchwork done on the wall of his building where the plaster went onto the carpet. Howerton will find who did the work and have it cleaned.

NEW BUSINESS:

- Jim Forde motioned to approve the new Pet Regulations as they were written. Bernard seconded the motion and it passed.
- The concrete curbs will be tabled until the next meeting.
- Judy Gibb motioned not to renew the contract for Thomas Energy. She will call to see if the computers attached to the water heaters can be turned off temporarily.
- Jonathan Huls announced that there are recycling programs available that will pay for recyclables. He will start a committee to handle the research and execution of the program.
- Howerton was asked to find a company to replace the door to building 14 at the west end. It is warped from being propped open.

CORRESPONDENCE:

- Howerton will call out an arborist to check that the roots of the Birds of Paradise in front of 6009-109 will not affect the structure of the building.
- A homeowner requested the Board allow him to install new windows himself. The Board asked that he send in detailed specs of the windows for approval.

DELINQUENCY REPORT:

Judy Gibb announced that the Board voted in an Executive Session on June 25, 2007 to foreclose on parcel number 434-041-20-19 for failure to pay monthly assessments to Mission Plaza. Attorney Jon Massie's office has begun the Default process.

ADJOURNMENT:

There being no further open business to come before this meeting, the meeting adjourned to Executive Session at 9:00 pm.

Minutes compiled by Jill Gibson with Howerton Management Services.

APPROVAL: \_\_\_\_\_

Date July 25, 2007