

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
May 15, 2007

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

Brad Maroney and Jill Gibson were representing Howerton Management Services.

DIRECTOR COMMENTS:

A petition was submitted by a homeowner regarding the hot and cold water problems in Building 14. Jon Wayne Construction representatives were present to address the water issues for all buildings. Four new site directory maps were ordered and one was on display for the residents to see.

MINUTES:

- A motion was made by Judy Gibb and seconded by Jim Forde to approve the minutes of April 17, 2007. The motion carried unanimously.

FINANCIALS:

The Treasurer read the financial report.

- A motion was made by Judy Gibb and seconded by Jim Forde, to approve the April 2007 financials as presented. The motion carried unanimously.

COMMITTEE REPORTS:

- Mario Alesi and Curtis McBride from Jon Wayne Construction made a presentation regarding the many hot and cold water issues in the buildings affecting the Homeowners. They proposed an investigation by his company and collection of information from Homeowners by the HOA to help pin point the problem areas and offer solutions. The first phase would include locating all cold water shut off valves and valves that need to be replaced, locating all hot water feed and return lines to identify how many to replace, inspecting all the water heaters, and using a camera to video the drain lines to identify which lines to replace.

A motion was made by Judy Gibb and seconded by Jim Forde to move forward with the proposal in the amount of \$22,184 from Jon Wayne Construction. The motion passed unanimously.

- The Landscaping Committee wants to look at the landscaping on properties that have been submitted as references by the various landscaping companies before any decisions are made

MANAGEMENT REPORT:

- The Maintenance Tech will be notifying the residents of the 2 story buildings in advance of the power washing of the stairs.
- Howerton will get a bid from Apex Lighting regarding the ground lighting.

UNFINISHED BUSINESS:

Reserve Study Bids:

Jim Forde motioned and Judy Gibb seconded to approve the bid from McAffery Reserve Consulting to carry out the reserve study. The motion passed unanimously.

Pine Tree Next To Laundry #3:

Howerton will submit three bids from various plumbing companies to re-route the gas line away from the tree so the tree won't have to be removed.

Roof Bld Building 14:

Judy Gibb moved to approve the bid from Tim Walford in the amount of \$5,717 to replace starter boards, missing tiles, dry rot and termite damage on the roof of building 14. Bernard Boatwright seconded; the motion passed unanimously.

1st OPEN FORUM:

Residents reported or asked the following:

1. Homeowner's carport was broken into in broad daylight. She inquired about installing surveillance cameras. Jon Huls reported a study approximately 3 years ago indicated cameras would be expensive and not very good deterrents.
2. The dryers in Laundry Room 1 are not drying properly and the washer near the door is continuously leaking. Howerton will follow up on this issue

NEW BUSINESS:

- Judy Gibb seconded a motion by Bernard Boatwright to approve the modified contract for Accredited Cleaning to work Sunday through Friday. The motion was approved unanimously.
- The door closers are being broken off the 3 story building exit doors when people are propping them open. Bernard Boatwright seconded a motion by Judy Gibb to assess a \$100 fine to anyone caught propping open the doors. Judy Gibb moved to award the fine to anyone who catches the offender. Bernard Boatwright seconded and the motion passed unanimously.
- Raymond Kay of Secure Protective Services came to the meeting to offer changing his schedule from 8 to 4 to 9 to 5 so he would be on property during the darkest time in the summer. The Board accepted the offer.

2ND OPEN FORUM:

The window to Laundry Room in front of Building 13 does not have a screen. Howerton will follow up.

CORRESPONDENCE:

- The Board reviewed the request from a homeowner who wanted her carpet replaced. The Board unanimously refused the request. The HOA had already paid for water intrusion repairs as required.
- A homeowner renting the Clubhouse requested permission to use a DJ at his December event. The Board unanimously approved his request, but asked Jill Gibson to remind him about noise/nuisance rules.

DELINQUENCY REPORT:

- Judy Gibb reported that a lien ordered against a homeowner for \$2,471.71 in dues could not be paid. The lending institution foreclosed the same week the lien was recorded, and sold the unit at a loss. Ms. Gibb recommended turning the file to a collection agency instead of going to small claims court. The Board unanimously approved.
- Judy Gibb reported a homeowner who is delinquent with their monthly assessment and recommended the Board vote to have a lien put on the account: \$1,452.45. Her motion passed unanimously.

ADJOURNMENT:

There being no further business to come before this meeting, the meeting adjourned at 9:00 pm.
Minutes compiled by Jill Gibson with Howerton Management Services.

APPROVAL: _____

Date May 23 / 2007