

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF THE BOARD OF DIRECTORS
November 20, 2007

President Jonathan Huls called the meeting to order at 8:20 p.m. in the Clubhouse. The following Board members were in attendance:

Jonathan Huls	President
Judy Gibb	Secretary/Treasurer
Jim Forde	Member at Large
Absent Jamie Hornsby	Member at Large

Brad Maroney represented Howerton Management Services. Also present were Liaison Bernard Boatwright, and newly-elected Jim Bachelor, Mike Donovan, and Darrell Hitzemann.

DIRECTOR COMMENTS: No Report

MINUTES:

- A motion was made by Judy Gibb and seconded by Jim Forde to approve the corrected minutes of October 16, 2007. The motion carried unanimously.

FINANCIALS:

The Treasurer read the financial report.

- A motion made to approve the October 2007 financials as presented. The motion carried unanimously.

COMMITTEE REPORTS:

CLUBHOUSE COMMITTEE: Darrell Hitzemann presented a plan for the clubhouse to be made available to the homeowners on Friday and Saturday nights, unless otherwise rented. The committee members will supervise an 8 week trial from 6-10pm starting January 2008. He indicated the committee members would supervise those evenings.

Mr. Forde made a motion to accept the proposal and fund it with a \$100 budget to buy billiard balls and games. The motion passed unanimously.

CC&R COMMITTEE: Brad Maroney reported about 150 CC&R ballots have been received, of the 353 mailed to owners. The committee will continue to campaign for responses from the owners.

MANAGEMENT REPORT: Howerton Management is aware of the numerous problems with the lighting around the property. Juice Electric will be on-site next week to address these issues and repair the lighting.

UNFINISHED BUSINESS:

Bernard Boatwright reported serious termite problems in some of the 3 story buildings and the front BBQ area. Further termite reports are needed along with tenting costs. Management will seek bids.

1st OPEN FORUM:

A homeowner said that they have noticed a lot of trash and cigarette butts on the property. Mr. Boatwright stated that a new landscape company had begun work Nov. 16, and the crews arrive early enough to do some general cleanup before starting their regular landscaping duties.

Homeowners have noticed other residents walking their dogs not cleaning up after them. Mr. Huls reminded the audience that rules are in place that include fines for that type of violation.

NEW BUSINESS:

A motion was made by Ms. Gibb seconded by Mr. Forde to turn off the heat at the pool next to the clubhouse during the months of December, January, and February as this will save about \$3000.00. Motion carried.

Bids for new site map housings were reviewed. Ms. Gibb made a motion to accept the bid in the amount of \$1,575.00

for the replacement of the site map housings seconded by Mr. Forde. The motion carried.

Western Tree Service put in a proposal in the amount of \$1,025.00 for tree trimming. Ms. Gibb moved for approval and Mr. Forde seconded. The motion carried.

CORRESPONDENCE:

The Board discussed a recent article in the San Diego Union Tribune with regards to the number of delinquencies and foreclosures in San Diego and how this was adversely affecting association budgets.

DELINQUENCY REPORT:

Ms. Gibb announced that Mission Plaza recently won a judgment in small claims court against a former owner for back dues after his unit was foreclosed by the lender. Collection has yet to begin.

Ms. Gibb requested that liens be filed on the following parcels:

434-041-20-19 to date owing \$1,627.50

434-041-19-14 to date owing \$1,200.16

434-041-18-09 to date owing \$1,258.00

All liens were approved unanimously.

Ms. Gibb announced that two foreclosure votes are on the agenda for Executive Session.

ADJOURNMENT:

There being no further business to come before the Board, the meeting adjourned to Executive Session at 8:50 pm.

Respectfully submitted,

Date

Judy Gibb, Secretary/Treasurer