

MISSION PLAZA COMMUNITY ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTORS MEETING
October 16, 2007
Mission Plaza Clubhouse

- There being no 51% quorum with which to hold the Annual Meeting at 7pm, President Jonathan Huls announced that the Annual Meeting will be held on November 20, 2007 in the Clubhouse, at which time a 25% quorum, already established, would allow the Annual Meeting to proceed. At that time, all the ballots submitted for the election of 3 new Board members will be counted.

The regular monthly Board of Directors meeting proceeded as follows;
Present were President Jonathan Huls; Vice President Bernard Boatwright; Secretary/Treasurer Judy Gibb; Director at Large Jamie Hornsby; Director at Large James Forde. Also present were Brad Maroney, Owner, Howerton Mgt., and Linda Van Dusen of Howerton Mgt.

DIRECTOR COMMENTS: None

MINUTES: Judy Gibb reported the corrected minutes were included in the Board packages and asked for approval of the minutes. They were unanimously approved.

FINANCIALS: Judy Gibb read the September financial report, noting that the arrears in assessments amounted to approximately the total year-to-date deficit. Ms. Gibb moved for acceptance of the report; Bernard Boatwright seconded; the financial report was approved unanimously. Ms. Gibb then presented the proposed Annual Budget for 2008, which contained no increase in monthly dues. Bernard Boatwright moved for acceptance; James Forde seconded; acceptance was unanimous. Ms. Gibb then explained that the State of California requires all Homeowner Associations to provide a plan to fully fund their Reserve accounts. She presented a funding plan over 3 years or 7 years, and the 7 year plan was approved unanimously. She further explained that enactment of the plan would only happen with the approval of a majority of the voting membership; that approval of the plan complied with state laws, but further action would have to come with work from the next Board and the homeowners.

COMMITTEE REPORTS: Concerning the parking situation on stadium event days, a resident proposed renting out numbered parking spaces, with the approval of the owners, in order to increase the Association's income. The question of

insurance coverage came up, and Mr. Boatwright said coverage would be possible. Further discussion was tabled.

UNFINISHED BUSINESS: The Maintenance Tech will be available M-F from 8 to 4:30. Security will change hours Sun-Thur. to start closer to darkness.

Discussion of Esquire Landscape's failure to maintain its contractual promises followed with a unanimous vote to terminate contract as of Nov. 1. Brad Maroney will notify Esquire

Jim Lorde inquired about the status of the new site maps. New boxes have to be made for them. Brad Maroney was asked to get some plans and quotes.

Mr. Maroney reported that Jon Wayne Construction wants to make a preliminary presentation to the Board as soon as possible. Dates for November will be submitted.

FIRST OPEN FORUM: A homeowner suggested that every owner should be given a rent-free chance to use the clubhouse for a social event. The logistics were briefly discussed, but the idea grew into a request for a Clubhouse Idea Committee to put together some plans for more use of the room. Residents volunteering were: James Forde, Mike Goldman, Darrell Hitzemann, and Marchita Masters.

Resident of Building 17 -310 reported termites on her patio. Howerton Mgt. will order an exterminator.

A resident of Building 10-103 reported caulking on outside of front window needs to be replaced. Howerton will send a work order to Maintenance Man.

A resident of Building 17 reported roofing materials being dropped onto the grounds from recent work sites on the roof. Howerton will notify the roofer.

NEW BUSINESS: Brad Maroney informed the group that the Police Dept. have notified Mission Valley condominium and apartment management companies to encourage the residents to set up a neighborhood watch program. A copy of Brad's report is available on request from Judy Gibb.

Tom Sweeney's Pool Service notified the Board in writing that the second pump on the South pool is failing. Replacement cost estimated at \$498. 70 plus \$80-\$160 for labor. Jon Huls moved to approved; Bernard Boatwright seconded. Approval was unanimous.

Judy Gibb moved to increase the cost of a washing machine load to \$1.25 on all 31 washers. The cost of repairs and water has outpaced the money available. No increase has been in over 7 years. Approval vote was unanimous.

Howerton Mgt. was asked to make available pet registration forms for all residents who need them to comply with new rules and regulations about pets.

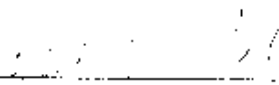
SECOND OPEN FORUM: A resident inquired about the recycling committee's progress, and Jon Huls said he wants to get more results in December.

DELINQUENCY REPORT: Judy Gibb will represent Mission Plaza in Small Claims Court on Oct. 31, against a former owner for \$2,726.72 plus costs in unpaid assessments. She reported that a previously agreed upon settlement with a former owner had been paid to Mission Plaza's collection agency, and the monies owed had been sent to Mission Plaza's account at APS.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:30 p.m.

Minutes compiled by Linda Van Dusen and written by Judy Gibb.

Respectfully submitted,



Date 1001102007