

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING AUGUST 19, 2008***

President Darrell Hitzemann called the meeting to order at 7:01pm in the Clubhouse. Present were: Secretary/Treasurer Judy Gibb; Directors-At-Large Mike Donovan and Jim Bachelor. Vice-President Jamie Hornsby was absent. Brad Maroney represented Howerton Management.

**ANNOUNCEMENTS:** Mr. Hitzemann urged those present to spread the word to other owners to get their CC&R ballots voted and returned to Howerton Management. Also, The Annual Meeting will be held on October 21. A call for the meeting and nominations for the two open seats will be mailed to owners before September.

**MINUTES:** Minutes of the July 2 and July 15 meeting were approved by the Board. Minutes for the July 29 meeting are pending.

**FINANCIAL REPORT:** Ms. Gibb reviewed the July financial statement and summarized the recent Certificate of Deposit purchases that were made with Reserve Funds. The report was approved unanimously.

**COMMITTEES:** **LANDSCAPE COMMITTEE-**Mr. Donovan reported the recent purchase of 3 King palms and 1 Sago palm, at a 50% savings, to be planted on the property.

**MANAGEMENT REPORT:** Mr. Maroney announced that he had entered into a partnership with Flood Rescue's owner Kendall Martinez to form San Diego Plumbing and Drain, and that Gale Key will be the Supervising Plumber. Mr. Maroney will continue to own Howerton Management Services. Mr. Hitzemann asked Mr. Maroney to create a Specification Format for all bids from vendors for Mission Plaza. The Board also requested that Mission Plaza have 3 plumbing vendors who are qualified to make repairs on the common lines.

**UNFINISHED BUSINESS:** **A bid from A.R.S. roofing for new roof on buiding 7:** Mr. Hitzemann asked Mr. Maroney to obtain a 20 year bid from A.R.S. and 2 more roofing companies as soon as possible. **Electrical quote: Building 16.** Juice Electric bid for \$3,470 to repair rusted out wiring and conduit that serves water heater room for 16: Approved unanimously. **Cleaning Person:** Tabled to Executive Session. **Building 12-219 Roof:** The Board decided to have a consultant examine and advise about repairs. Vendors can't agree on where the leaks are originating. **3Story Fire Doors:** Mr. Hitzemann will seek advice about what code requirements Mission Plaza needs to fulfill in replacing 5 doors that are termite damaged.

**OPEN FORUM:** A resident of Building 17 reported the doors on the west end were propped open frequently. Fire safety hazard. Security will be asked to watch for that. A resident of Building 15 asked if the landscapers have a power mower that is small enough to get into tight spots. Ms. Gibb said Broyles uses small and large machines.

A new owner in Building 7 introduced himself and volunteered to be on the landscape committee. He works in the nursery industry.

A resident of Building 16 complained about the cigarette butts that litter the south doorway. Ms. Gibb said some ashtrays that were removed from the pool decks might be put to use.

**CORRESPONDENCE:** A resident had submitted a letter to the Board about cigarette smoking that bothered her, but left the meeting before it could be addressed.

**DELINQUENCY REPORT:** Ms. Gibb moved to apply a lien on parcel # 434-041-18-09 for \$2,063.87 in delinquent assessments. Approval was unanimous.

She then asked for approval of a lien on parcel # 434-041-20-45. The amount in arrears is \$1,501.55. Approval was unanimous.

The Board elected to send a pre-lien letter to the owner of parcel 434-041-18-46, regarding the balance of \$836.76.

The Board also elected to send the account of a former owner to a Collection agency.

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

Respectfully submitted,

Judy Gibb, Secretary/Treasurer  
September 1, 2008