

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

President Darrell Hitzemann called the meeting to order in the clubhouse at 7pm. Present were: Vice President Jamie Hornsby, Secretary/Treasurer Judy Gibb, Directors at Large Mike Donovan and Jim Bachelor. Brad Maroney represented Howerton Management. Richard LaPlante, of R-Solution was the guest speaker.

Mr. Hitzemann introduced the Board members and announced that the CC&R ballots that were sent out in October 2007 need to be voted and returned to Howerton Mgt. He urged everyone present to remind fellow owners of the urgency of the matter.

**ANNOUNCEMENTS:**

Mr. Hitzemann informed those present that termite tenting will begin April 7 and continue through the week. He introduced Mr. LaPlante, who gave an overview of the process, and answered a few questions from the audience.

**MINUTES:**

Ms. Gibb moved for approval of the January minutes as corrected, and approval was unanimous.

**FINANCIALS:**

Ms. Gibb gave a summary of the January financial report; she requested approval and it was unanimous. She announced that the Board had voted unanimously to foreclose on parcel 434-041-17-15. The vote was taken in Executive Session on February 5, 2008. In the matter of the budget's overruns, Mr. Hitzemann moved for adoption of a policy of immediate review of any expenses that are 10% over the budgeted figures. The motion was passed unanimously

**MANAGEMENT REPORT:**

Mr. Maroney informed the Board and the audience that the project to introduce Zoysia grass to the grounds at Mission Plaza has hit a legal barrier; the growers in the East are not allowed to ship to California, and since there are no growers in California, the project cannot move forward. Mr. Maroney also informed the Board and the audience that California Civil Code 1364(d) states that a Homeowners Organization is not responsible for the costs of temporary housing during a termite tenting project. Mr. Hitzemann indicated that the Board will be speaking with local motel owners about obtaining a reduced rate for Mission Plaza residents who need to rent accommodations for the 3 days and 2 nights that their building has to be empty.

In the matter of the staffing of Secure Protective Management, Mr. Hitzemann asked Mr. Maroney to arrange for the new Supervisor to attend a 6pm Executive Session before the March 18 meeting.

**UNFINISHED BUSINESS:**

A bid for repairs to electrical components in water heater rooms of buildings 15, 16, 17 was tabled. A bid for repairs to an AC conduit outside building 6 was also tabled. Mr. Maroney was asked to obtain one more set of quotes. Mr. Donovan advised the Board that the set of quotes being reviewed was well written and that the vendor is very dependable.

Roofing repair bids for buildings 2, 4, 7, 9, 10 were tabled for more information.

**OPEN FORUM:**

An owner in bldg. 14 had a few comments about Broyle's Landscapers.

An owner in Bldg. 10-206 reported a growing water stain in bedroom ceiling. She is asking that repairs be done as soon as possible.

A resident wanted a decision about being allowed to keep her 2 cats that stay indoors, and she didn't want to have to give one away because of the 1 pet rules. She said she had not registered the pets with Howerton Mgt., as all pet owners were asked to do. Decision tabled.

Several residents reported a motor home parked on the property, which is a violation of the Rules and Regulations. Mr. Maroney was asked to send a violation letter to the owners.

Several residents reported seeing a lady walking 2 poodles in the center courtyard frequently. All the reports indicated that the dogs live on the second floor of Bldg. 17.

As a result of the reports of various pets on the property, and whether they were registered, Mr. Hitzemann asked Mr. Maroney to notify all Mission Plaza employees (maintenance, housekeeping, on-site liaison) to report to Howerton when they observe pets entering or exiting specific units, so the management company can follow up on whether the pets are registered or not.

A few owners stated their objection to the Board's proposed idea of renting parking spaces to boaters and RV owners for extra income. No definite plans have been made.

An owner inquired about the job description of the On Site Liaison employee. Mr. Hitzemann said he will include the details in the March newsletter.

**NEW BUSINESS:**

A plumbing bid for repairs in the water heater rooms of Bldgs. 15 and 16 was tabled for a second quote.

In the matter of storage units for rent, Mr. Hitzemann moved that the HOA charge renters \$2.25 per sq.ft. per month, and require a security deposit of one month's rent. The motion was approved unanimously. Mr. Maroney was asked to obtain a legal lease agreement.

**CORRESPONDENCE:**

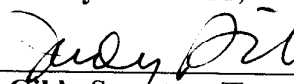
Ms. Gibb asked Mr. Maroney to check with his staff about some missing violation letters that were requested during the February walk through.

**DELINQUENCY REPORT:**

     No report.

There being no further business before the Board, the meeting was adjourned at 10pm, to Executive Session Part II.

Respectfully submitted,



Date Feb 27, 2008

Judy Gibb, Secretary/Treasurer