

***MISSION PLAZA COMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, JULY 15, 2008***

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

ANNOUNCEMENTS: Mr. Hitzemann informed the audience that another mailing with ballots will go to homeowners who can still vote on the CC&Rs. He also thanked Bernard Boatwright and Leo Valenzuela for finishing the juniper trimming project by themselves. He confirmed that the Board has contracted with Gale Key to install separate hot water shutoff valves for each building, and that the Board has voted to hire a consultant for guidance on future roof repairs.

MINUTES: Approval of the June 17 minutes was obtained prior to the meeting. Ms. Gibb submitted draft copies of the July 2 extra meeting to the Board for their approval by the end of the month.

FINANCIAL REPORT: Ms. Gibb read a summary of the June financial report and it was approved unanimously. She informed the audience that a foreclosure vote on parcel 434-041-19-14 had been unanimously approved in Executive Session on July 2. She then asked for approval to have liens placed on the following parcels: #434-041-19-03 in arrears of \$1,936.87; and 434-041-18-18 in arrears of \$1,267.80. Approval was unanimous.

COMMITTEE REPORTS: None

MANAGEMENT REPORT: Mr. Maroney summarized a meeting he had with the Security Co., and suggested that the newsletter should carry an article about how to judge whether a plumbing situation is an authentic emergency.

UNFINISHED BUSINESS: Two roofing repair bids on #12-119 were not comparable as to their locations. Mr. Maroney was asked to contact the vendors for more information. A mission bell light near the south entrance on Rancho Mission Rd. was destroyed by vandals in 2006. The Association has asked for a quote to install a replacement that became available due to repairs in another section of the complex. Juice Electric's offer for installation at \$1,400 was approved unanimously. Work should begin very soon. Another quote from Juice Electric for installation of new conduit from the water heater room for building 16 and exterior carport lights was tabled. A bid from R-Solutions covering some fire doors was tabled for more information as to whether they have to be repaired or replaced.

EN TIME: An owner in Bldg. 17 reports he requested repairs to the stairway on the east end of his building June 18. He says the problem still exists. The same owner complained about noisy parties in the early evening, and thinks enforcement should start before quiet time of 10 or 11pm.

NEW BUSINESS: In order to finish the repairs from a slab leak in building 2, the Board agreed unanimously to pay the owner \$2,635 (the estimated value of flooring replacement) and the owner will be responsible for his own purchases and work.

Mr. Hitzemann related some incidents concerning swimming pools and BBQ areas on previous weekends in July. There were problems with the sizes of the gatherings, their failure to comply with posted rules, and the lack of BBQ facilities for any other residents during the length of the large gatherings. It was agreed that an extra meeting would be called to set some reasonable rules for pool parties and BBQ gatherings.

CORRESPONDENCE: Mr. Hitzemann noted that a "second violation" letter to a dog owner should have been a notice of fine, rather than a violation letter. More information regarding this matter will be gathered by Howerton Management.

DELINQUENCY REPORT: Ms. Gibb indicated she will review the entire delinquency status of owners in arrears during Executive Session, due to the requirement for privacy for those in arrears.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:35pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer. July 27, 2008

MANAGEMENT REPORT: Mission Plaza Community Association, Inc. Board of Directors Meeting, July 15, 2007
Page 2 of 2

UNFINISHED BUSINESS: Two roofing repair bids no. #12-117 were not comparable as to the 2 locations. Mr. Hitzemann was asked to contact the vendors for more information. A 2' x 6' area wall adjacent to the main entrance on Francis Johnson Hall was destroyed by vandals in 2006. The Association was asked for a quote to install a replacement that would be fully due to regular maintenance of the complex. Price Electric's offer for installation at \$6,400 was approved unanimously. Work should begin very soon. An offer was received from Price Electric for installation of new conduit from the water meter to the parking lot and exterior carport light was called. A bid from Robinson covering to the fire doors was called the more information is needed on the bids to be replaced or repaired.