

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING JULY 2, 2008**

President Darrell Hitzemann called the meeting to order at 7:30pm in the Clubhouse. Present were: Secretary/Treasurer Judy Gibb; Directors-At-Large Mike Donovan and Jim Bachelor. Vice-President Jamie Hornsby was absent. The purpose for the extra meeting was to clear up tabled business from the regular June meeting. The meeting call also stated that no Open Time will be held.

ANNOUNCEMENTS: Mr. Hitzemann urged the Board members to advise all residents that pets living at Mission Plaza must be registered with Howerton Management. Failure to register a pet will result in fines charged to the owner of the unit. A copy of the Pet Rules and Regulations is available from Howerton Management and can also be found on the *MissionPlaza.org* website.

OLD BUSINESS: Repairs for Bldg. 12 roof, over unit 219: A.R.S. Roofing has submitted a quote, and Tim Walford Roofing Co. requested 24 hours to inspect the leak and submit a quote. The Board approved the request. Mr. Hitzemann wants to review the roofing repair matrix that was given to the Board in December as soon as possible. The Board agreed that a good long term plan for roofing replacement and repairs needs to be formulated with the help of a consultant.

The bid from Top Quality Plumbing to install hot water shut off valves to all the buildings was reviewed again. Ms. Gibb reported that Building 2 had already been done because the opportunity arose when a slab leak occurred in June. Ms. Gibb moved for approval of the bid for \$24,657.61. Approval was unanimous. This project will be paid for out of Reserve funds, and the Board acknowledged that the cost of copper might have an upward effect on the final cost. Mr. Key will be asked to start work immediately.

Noise complaints about a unit in Bldg. 14 were reviewed. The Board will send a letter to the owner.

FINANCIALS: Mr. Hitzemann called attention to the monthly shortfall in assessments that average \$3,400, and various ideas for reducing the shortfall were discussed. Ms. Gibb was authorized to buy a \$58,000 3- month CD with money market Reserve Funds at Morgan Stanley, in order for the money market account to stay below the \$100,000 insured level.

CC&Rs: Mr. Hitzemann has completed a letter to be sent to: Owners of record from last October who didn't vote, and; New owners if the previous owner didn't vote before selling after the second week in October.

SAFETY ANNOUNCEMENT: Ms. Gibb reported an incident in one of the pools in which a child was saved from a near drowning. The family of the child had been distracted, and a fellow swimmer pulled the child from the water to safety. The Board is advising all residents and guests that: **CHILDREN MUST BE WATCHED AT ALL TIMES. THE POOL GATES MUST BE KEPT CLOSED AT ALL TIMES. NO GLASS CONTAINERS OF ANY TYPE ARE ALLOWED ON THE POOL DECKS. PLEASE OBSERVE ALL THE SAFETY RULES POSTED AT THE POOLS.**

DELINQUENCIES: Mr. Hitzemann asked Ms. Gibb to put together a recap of foreclosures and their status for the next meeting.

There being no further business before the Board, the meeting adjourned at 9pm.
Respectfully submitted,

Judy Gibb, Secretary/Treasurer July 15, 2008