

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING JUNE 17, 2008**

President Darrell Hitzemann called the meeting to order in the Clubhouse at 7:05pm. 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 urged the audience to vote their CC&R ballots if they haven't done so. All owners can get details from Howerton Mgt. Mr. Hitzemann passed around a signup sheet for volunteers for the Landscape Committee. People with gardening experience are especially needed. Mr. Donovan asked for more volunteers to join in the tree trimming project on Saturday, June 21. Bernard Boatwright informed the Board and audience that the hot water cut-off for Building 2 had been completed by Top Quality Plumbing because the opportunity arose with a slab leak in that building. He also notified the Board that the owner of Building 4-102 requested that some landscaping be done in front of his patio.

MINUTES: Ms. Gibb moved for approval of the May Open and Executive minutes, as corrected and submitted. Approval was unanimous.

FINANCIAL REPORT: Ms. Gibb reviewed the May financial report for the audience and the Board approved it unanimously. Ms. Gibb submitted to the Board members copies of the 2007 Taxes and Annual Review, as prepared by Gregory Villard, CPA. She asked for approval by phone vote within the week, so the Annual Review could be mailed to all the homeowners.

MANAGEMENT REPORT: Mr. Maroney will submit replacement options to the Board by email, concerning flooring repairs after the Building 2 slab leak. He will also prepare a report from R-Solutions regarding termite damage found in some of the fire doors.

UNFINISHED BUSINESS: Two vendors submitted quite different bids for the repair of broken tiles that were found after termite tenting. The Board voted to table a decision pending more information.

A bid from Vega's Fence Co. was accepted for repairs of weak and tipping support poles on the north tennis courts. Complete repairs approved for \$2,595.

The complete bid from Top Quality Plumbing to install hot water shutoff valves to all the buildings was tabled for another open meeting in June.

OPEN TIME: An owner inquired whether a representative from Broyle's Landscaping will be available for walk-throughs with the Landscape Committee. Mr. Bachelor responded that such an arrangement could be construed as a conflict of interest.

A resident complained of crowds at the swimming pools. He wants to know what can be done to control the noise. Mr. Hitzemann asked Mr. Maroney to inquire with Secure Protective Services the cost of having a mobile unit come to the property when regular patrol is not scheduled.

An owner submitted information on Xeriscape gardening classes at Cuyamaca College. She suggested that a representative could take the classes on behalf of Mission Plaza.

Recent Building 15 bee and hornet infestations have been removed.

A resident inquired about possible boat and RV parking in the front lot, as previously discussed. Mr. Hitzemann responded that support for the project has waned, based on owner feedback.

Another resident inquired about possible storage rental, and Mr. Hitzemann said that project is still alive and more information will soon be available.

Some residents of Building 14 inquired whether their petitions about a noisy neighbor have been acted upon. Mr. Hitzemann asked Mr. Maroney to review the complaints and compare them to the D.A.R. notes of the Security patrol. The Board needs to know if the patrol's visits to the alleged offender have had results.

NEW BUSINESS: In the matter of water damaged ceiling from a common line break in Building 15: Testing confirmed asbestos present in the original popcorn type of ceiling. Because no vendors are using that original type of ceiling material, abatement of the ceiling's asbestos covering was approved by the Board.

A homeowner who requested to be heard at the meeting about cigarette smoke in her building was not present.

DELINQUENCIES: No report.

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

Respectfully submitted,

July 6, 2008

Judy Gibb, Secretary/Treasurer