

**MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MAY 20, 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 Jim Bachelor and Mike Donovan. Brad Maroney represented Howerton Management.

ANNOUNCEMENTS: Mr. Hitzemann urged all owners present who have not yet sent in their ballots for the restated CC&Rs to do so as soon as possible. If most owners respond, an expensive plea to the courts for a reduced affirmative ratio can be avoided.

MINUTES OF PREVIOUS MEETING: The April minutes were approved as submitted to the Board members, pending any corrections requested by Mr. Hitzemann who had not received his copy. Any required changes will be added to the May minutes.

FINANCIAL REPORT: Ms. Gibb read the April financial report. It was approved unanimously. She also announced Board's the unanimous foreclosure vote, in the April 15, 2008 Executive Session, for the owner's failure to pay monthly assessments on parcel 434-041-17-64 totaling over \$2,662.00. Mr. Hitzemann gave each Board member a spread sheet indicating year to date variances in dollars and percentages. He also provided a summary of the shortages in assessments per month for the year. The Board plans to have a budget analysis meeting in the near future.

COMMITTEE REPORTS: None

MANAGEMENT REPORT: None

UNFINISHED BUSINESS: **WALFORD ROOFING:** Quotes for repairs to broken tiles as the result of termite tenting on the 3 story buildings require more information about the number of tiles needed and the time required for the job. Mr. Maroney was asked to contact Mr. Walford, and also get a second bid for the work.

BROYLES LANDSCAPING: Mr. Donovan wants to talk to the supervisor about the 3 valve replacement bids that total \$750. The bid was rejected as it is. The bid to convert a total of 390 2" pop- up irrigation heads to 6" heads for a total of \$6,200 was refused. The bid to remove 9 Juniper bushes for \$2,700 and grind the stumps for \$990 was also refused. **TOP**

QUALITY PLUMBING: The bid to install hot water supply and return valves to each building and 2 of the laundry rooms for a total of \$24,657.61 was tabled for more information. Mr. Maroney will contact Mr. Key and report back to the Board.

OPEN TIME: A resident of building 16 reported weeds growing on the tennis courts; the elevator in his building needs repairing; his patio railing is loose; Security patrol doesn't always show up on time; the Clubhouse pool water seemed very cold recently. An owner in building 17 observed the owner of a pug dog letting it swim in the Clubhouse pool recently.

The same owner lodged a complaint about slowness of response to his call to Security. Mr. Hitzemann asked Mr. Maroney to send him a recap of complaints about the Security patrols. An owner from building 13 reported lights out in the buiding 14 elevator, recently. It has already been repaired by Mr. Boatwright.

NEW BUSINESS: After a brief discussion about the recent Power Sweeping problems, The Board approved a search for a more dependable but affordable vendor. Mr. Donovan reported that Juice Electric's work on the 15, 16, 17 heater rooms is almost finished, but the aluminum conduit that carries electrical lines from the source to the heater rooms is rotted out. Juice Electric will be reporting to Mr. Donovan very soon.

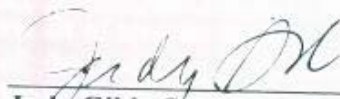
CORRESPONDENCE: Ms. Hornsby asked Mr. Maroney to have a training session with his office staff, concerning violation letters and routine correspondence to Mission Plaza owners. Mr. Maroney will notify the owner of the unit in building 6 about needed repairs to the junction box that serves the owner's air conditioner. The repairs are the expense of the owner. The HOA paid for the conduit repairs.

DELINQUENCY REPORT: Ms. Gibb asked for lien votes on the following parcels. The owners are becoming delinquent in their monthly assessments, and the liens will often protect the Association's rights if the units are foreclosed: Parcel 434-041-17-42.

Parcel 434-041-21-53. Parcel 434-041-20-42. Parcel_434-041-70-21. Parcel 434-041-19-07. Approval was unanimous.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:26PM.

Respectfully submitted,



Judy Gibb, Secretary/Treasurer May 28, 2008