

MISSION PLAZA COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING SEPT. 16, 2008

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

ANNOUNCEMENTS: Mr. Hitzemann informed the audience that the Annual Meeting will be held Tuesday, October 21, at which time ballots will be counted for 2 Board seats. He explained that if a quorum is not reached, the meeting will be rescheduled to November 18, and ballot counting will be done then. He urged everyone to ask owners to come to the October meeting, or send their voted ballot to Howerton Mgt. Mr. Hitzemann also informed the audience that 159 CC&R ballots have been received by Howerton Mgt., and urged everyone who has not yet voted to do so this month.

MINUTES: Ms. Gibb had previously emailed drafts of the August Open and Executive minutes to the Board members and they were approved online. Copies of the Open minutes are available to the audience and they will be posted on the website.

FINANCIAL REPORTS: Ms. Gibb read a summary of the August financial statement, and asked for approval by the Board. Approval was unanimous. Mr. Hitzemann supplied the Board with a spread sheet of the statement, indicating the 10% or more over or under line items. He will be scheduling a budget meeting for the Board members to begin the 2009 budget planning within 2 weeks.

COMMITTEE REPORTS: Mike Donovan provided a verbal report to the audience about the Landscape Committee's recent meetings, and handed Board members written copies of his summary. The committee noticed a difference in the quality of care between Phase I and Phase II. They also are focusing on drought resistant planting and water-saving nursery products for the future. While the Board has previously explored Zoysia grass for many areas of the property, Mr. Donovan is ready to order a fall shipment to try out on certain areas. It requires less cutting, less water, and less maintenance.

ON SITE LIAISON: Bernard Boatwright reported that he has removed 2 landscaping greens containers, at an annual savings of \$2,160. He noted that the cancellation of 1 extra janitorial person for Mondays saves money, but a single employee is unable to keep up the work schedule. The Board will examine the schedule to decide when extra help is needed occasionally. Mr. Boatwright informed the Board that, because of the Bldg. 14 sewer backup in July, and the subsequent discovery of a hidden cleanout in unit 102, the chance that other cleanouts exist in the other 3 story buildings is great. He will begin looking for them immediately, so they can be emptied and ultimately removed from individual units. He further reported that free mulching material will be available from Western Tree Service for distribution over the property.

He suggested a roofing/termite project for Building 2, 7, and 12 should be planned. Mr. Hitzemann asked Mr. Maroney to contact an independent termite inspector as soon as possible, and get a report on those buildings. Mr. Boatwright also reminded residents that they are responsible for getting their household trash to the dumpsters. Bags are not to be left in the hallways or on the stairs for someone else to haul away. If a bag is leaking, it must be contained in another bag.

MANAGEMENT REPORT: Mr. Maroney gave the Board information about a program run by Greentide, Inc., to save water by installing low/flow toilets free of charge, as part of a City funded plan to save more water in the future. . More information will be available to the residents as soon as Greentide visits the property and customizes a plan for Mission Plaza. This offer is available only to residents who do NOT have low/flow toilets, already.

MEET THE CANDIDATES: Although Mr. Maroney invited all the Board nominees to this meeting, only two were present. Ms. Hornsby and Ms. Gibb introduced themselves and spoke briefly about their qualifications. Jon Milliner and Gary Garcia are also on the ballot, but did not attend the meeting. All available information can be found at: www.missionplaza.org.

UNFINISHED BUSINESS: Roofing bids: The Premier Roofing bid for Building 12-219 (mistakenly identified as 212) was tabled for more information. The Premier Roofing bid for Building 7 entire roof was tabled for more information. Fire Door Replacement: Figures not available from the August Board meeting. Tabled. Building 15-103 wallpaper damage after ceiling abatement: Vendor denies responsibility for the damage by his workers. Mr. Maroney was asked to provide a copy of the contract to the Board. A decision on action was tabled for more information.

OPEN FORUM: Two dog owners in Bldg. 17 inquired if the volley ball court could be turned into an "off leash" area for Mission Plaza pets. Mr. Hitzemann asked the women to draw up a proposal for presentation and open discussion at the October meeting and they agreed to do it. An owner in Bldg. 10 reported that the irrigation sprinklers near his parking spot are leaving water stains on his car almost every night. Mr. Hitzemann asked Mr. Maroney to contact Broyles Landscaping and have their crew re-direct the sprinkler heads. Another owner in Bldg. 10 asked to have the stairs power washed. The Board will contact Mr. Boatwright. An owner in Bldg. 17 reported that the ivy isn't being raked properly by the landscapers.

NEW BUSINESS: A bid from Broyles for seeding the property for winter was tabled. The Landscape Committee wants to get some more information about the bid. Ms. Gibb supplied the Board with mail order parking tag specs for the coming year. After a brief discussion, the Board voted unanimously to continue the currents tags through 2009. Notices will be posted in the newsletter and at mailboxes.

CORRESPONDENCE: The Board reviewed correspondence without discussion.

DELINQUENCY REPORT: Ms. Gibb asked that her summary of delinquencies be reviewed at Executive Session and the Board agreed.

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

Respectfully submitted,

Judy Gibb, Secretary/Treasurer September 24, 2008

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