

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, AUG. 18, 2009***

President Darrell Hitzemann called the meeting to order at 7pm in the Clubhouse. Present were: Vice-President Mike Donovan; Secretary/Treasurer Judy Gibb; Director-at-large Geri McCollum. Director-At-Large Gary Garcia was absent. Brad Maroney represented Howerton Management.

ANNOUNCEMENTS: After Mr. Hitzemann introduced the Board members to the audience, he reminded everyone to please be sure to submit their voted ballots for the revised CC&Rs, so all collected ballots could be counted. The Association needs to receive over half the membership's ballots before they can be opened, and failing a quorum forces the Board to have the Association Attorney take the matter to court for relief. New owners since 2007 are also encouraged to check with Howerton Mgt. and if the previous owner did not vote, the new owner may receive a copy of the Draft CC&Rs along with a ballot.

MINUTES: The July minutes were approved on line, and Ms. Gibb asked for and received a vote of approval for the record. Copies of the minutes were available for the audience.

FINANCIALS: Ms. Gibb reviewed the July financial statement, and reported that the monthly debit balance has shrunk slightly since January. The Reserve Update figures were submitted to McCaffery Reserve Consulting this week. Mr. Hitzemann wants the Board to begin working on the 2010 budget as soon as possible.

LANDSCAPE COMMITTEE: Mr. Donovan reported having a walk through with two representatives of TruGreen Land Care and Mr. Hitzemann. Their survey covered inadequate irrigation problems due to faulty sprinkler heads. Mr. Donovan recommended that any new landscaping be held off until new irrigation heads could be installed. He also informed the audience that only two volunteers signed up for the planting project at Bldg. 7, so he obtained a quote from TruGreen for the labor.

MANAGEMENT REPORT: Mr. Maroney delivered a new pool Health Certificate from the County, and informed everyone that all the pools have passed inspection and are open for use. The Certificate is posted at the Clubhouse bulletin board. His office will be sending out Annual Meeting notices and a call for candidates for 3 seats on the Board.

UNFINISHED BUSINESS: TruGreen submitted a quote for irrigation heads to replace all the current equipment in use. The matter had been tabled in July. The Board included that quote, along with projected replacement of unattractive existing plants with new drought-resistant species near Bldgs. 15,17, 8-9 (including installation) in a motion to support the project with a cost not to exceed \$9,000. It was unanimously approved.

OPEN FORUM: Residents in Bldg. 16: reported: inappropriate items being left at the dumpster rooms and suggested removal could be done by a small trucking co; the ivy near the building has begun to smell like dog waste, and owners need to pick up all the droppings their animals leave. Another resident observed a very large dog living in a ground floor unit of Bldg. 17. Mr. Maroney will contact the owner immediately and inform him that the weight limit for any dog is 40 pounds. Several attendees wondered if the Association could hire a dog patrol person to enforce the rules. An owner in Bldg. 14 reported a possible misunderstanding with the Security Patrol about who calls the police for help with a noise complaint. Mr. Hitzemann will check into the matter and report back. The same owner provided positive input about the gardener currently working for TruGreen. An owner in Bldg. 5 reported a stain in her ceiling that must have occurred during last winter's rains. Mr. Maroney will check into it with the maintenance dept. An owner in Bldg. 17 attended the meeting with his tenant, and together they asked for the Board's help settling long standing issues about noise from upstairs neighbors. Mr. Hitzemann advised them that all the correspondence relating to those complaints will be gathered and the Security Patrol's daily reports will be checked for documentation before the Board can proceed to the next step. An owner in Bldg. 13 asked if a neighbor has the right to complain about her air conditioner's noise. The answer was 'no', if the machine is running normally.

NEW BUSINESS: Four bids from vendors to repair/replace the meter room doors on most of the residential buildings were submitted by Mr. Maroney, along with a brief summary of all the bids. A vote was tabled for more information.

DELINQUENCY REPORT: Ms Gibb reported the following parcels and their delinquent balances: APN 434-041-19-07, \$1,135.83;
APN 434-041-21-30, \$1,636.86
APN 434-041-21-23, \$1,634.23
APN 434-041-21-40, \$1,314.33
APN 434-041-17-38, \$1,316.11

She asked for approval to place liens on all the units, and approval was unanimous.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:40pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer, Aug. 20, 2009