

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING, DECEMBER 15, 2009***

The meeting was called to order at 7:01pm in the Clubhouse. First order of business was election of officers, to be held by all the Board members. They are: Bernard Boatwright, Gary Garcia, Judy Gibb, Pamela Gompper, and Jan LaBosco. Mr. Boatwright was nominated for President and was unanimously elected. Pamela Gompper was unanimously elected Vice-President. Judy Gibb was elected Secretary/Treasurer. Gary Garcia and Jan LaBosco will serve as Directors-At-Large. Brad Maroney of Howerton Mgt. was absent due to sudden illness.

**OPEN TIME:** An owner from Bldg. 16 asked for some details on high water rates, and was given an explanation. A new owner from Bldg. 14 asked for guidance about frequent complaints of noise from his unit by his neighbor. Some other owners gave him suggestions about controlling his sound system. An owner from Bldg. 5 reported rain entering her unit via a leak in the roof. She was told Bldg. 5 will be re-roofed early 2010. A tarp was placed over the location of the leak for the meantime.

**MINUTES:** Ms. Gibb reported the minutes of the November Open, Executive, and Annual meetings had been approved online by the previous Board. The current Board also approved them for the record.

**FINANCIAL REPORT:** Ms. Gibb reviewed the November financial statement. It was unanimously approved.

**COMMITTEE REPORTS: BBO AREAS:** Ms. LaBosco has agreed to head a committee to oversee any needed improvements of the BBQ picnic tables and benches, some of which are broken and unstable. **WATER CONSERVATION:** Mr. Boatwright informed the audience that the original plan to take advantage of a city-wide program to replace all old toilets with low-flushing models had been cancelled due to city budget cuts. **ENERGY CONSERVATION:** Mr. Boatwright is researching offers from window replacement vendors to obtain the best prices for Mission Plaza owners interested in cutting their cooling and heating expenses. **PARKING TAGS:** Distribution of the new parking hang tags begins Dec. 16, at the Clubhouse. Board members will be available for several hours on the 16<sup>th</sup>, 17<sup>th</sup>, and 19<sup>th</sup>. After that owners can contact Howerton Mgt. to obtain their tags.

**MANAGEMENT REPORT:** Mr. Boatwright announced that the vendor who previously installed fire doors in some of the 3 story buildings is coming to finish the job Dec. 16. He also announced the tree stump clean up will begin at Laundry Room 3. Some of the dumpster room and BBQ overhead trellises will be repaired as soon as possible.

**UNFINISHED BUSINESS: TREE TRIMMING:** Decision tabled until final proposal negotiations. **TERMITE PROPOSAL:** The Board unanimously approved the R-Solution proposal of \$8,685 for tenting Building 2 if the price offered last January still holds.

**METER ROOM DOORS:** The Board reviewed 3 proposals to repair or replace meter room doors on the property. Lacking specifications that applied to all vendors, the proposals were too varied to compare. The Board will have Howerton Mgt. require specifications to code for another set of proposals.

**PRESENTATION BY COURTESY PATROL:** Timothy Heape, of Heritage Security, spoke to those present about the importance of keeping vehicles locked and empty of valuables. Any items that can be seen through a car window are easy to steal, and he urged everyone to look around and take important items with them when leaving their vehicles. The Board agreed to notify Heritage about adjusting the patrol shift times. In the matter of frequent noise complaints, the Board agreed that more than two a month between the same residents will lead to a hearing with the Board.

**NEW BUSINESS: NEW MISSION RD. ENTRY LIGHT:** The Board approved a proposal from Juice Electric for wiring and installation of a mission bell light at the Mission Rd. entrance on the east side of the driveway, because of nighttime safety issues. ***APS CONTRACT:*** The Board approved a renegotiated contract with Associated Professional Services bookkeeping company for 2010. **ROOF REPLACEMENT BLDG. 2 AND 5:** The Board approved bids from A.R.S. Roofing to replace the flat and tile roofs on the named buildings for \$32,700 and \$25,100 respectively. Mission Plaza will buy the lumber needed for termite damaged areas at a considerable savings. The termite tenting and roof work will be coordinated to spare damage to the tiles. **STORAGE SPACE LEASES:** Tabled for more information. **SAUNA REPAIRS:** After some instances of inappropriate use of the facilities and failure by users to heed instructions thus requiring repairs, the Board agreed that any more damage to either sauna will necessitate asking the membership to approve permanent closing.

**DELINQUENCY REPORT:** Ms. Gibb asked for and received approval of a lien to be applied to Assessor's Parcel Number 434-041-17-56 for \$5,410.15. Ms. Gibb reported the Small Claims Court case for January 6 was dismissed because the owners in the case completely cleared their balance.

There being no further business before the Board, the meeting was adjourned to Executive Session at 9:05 pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer January 9, 2010