

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, FEB. 17, 2009***

President Darrell Hitzemann called the meeting to order at 7:05 in the Clubhouse. Present were: Vice-President/Secretary Judy Gibb; Treasurer Gary Garcia; Director-At-Large Mike Donovan. Brad Maroney represented Howerton Management.

ANNOUNCEMENTS: Mr. Hitzemann informed the audience that Heritage Security had been interviewed along with 2 other vendors, and was selected to take over the courtesy patrol, by unanimous vote of the Board in Executive Session Feb. 4. Mr. Hitzemann asked for a show of hands if people were interested in having an introductory meeting with the new company, and the idea was approved by most of those present.

Mr. Hitzemann reiterated the Board's need for a replacement member, due to the resignation of Mr. Bachelor. Any owner in good standing may apply by email to: President@missionplaza.org. There are 10 months left in Mr. Bachelor's term.

The final announcement asked for everyone who hasn't voted their CC&R ballot to do so as soon as possible.

MINUTES: Ms. Gibb received approval of the draft minutes of the Jan. 20 meeting by email from the Board members, and copies were available at tonight's meeting.

FINANCIAL REPORT: Mr. Garcia gave a summary of the January financial Statement. Approval was unanimous. A test of the accrual accounting system is scheduled at Associated Professional Services for this month.

COMMITTEE REPORTS: Mr. Donovan advised the group that Tru Green Landscape Care is doing a good job, and water-conserving mulch is being put around all the plant and tree beds.

MANAGEMENT REPORT: Mr. Maroney stated that Simplex Grinnell staff performed alarm tests in the 3 story buildings last week, and will send a summary of their findings to him.

UNFINISHED BUSINESS: Swimming Pool Drains and Resurfacing: PS2000 submitted comprehensive bids for all 3 pools. By unanimous vote, the Board approved work to begin as soon as possible, and to include resurfacing, on the Clubhouse pool, for a total of \$27,915. Mr. Hitzemann will review the contract and sign it as soon as possible.

Roofing Replacement, Bldg. 7: A bid from ARS Roofing was approved by unanimous vote. Cost to be \$34,500. The work will be scheduled to coincide With the termite tenting in March, so the old roof will come off before the tent is applied, and the new roof will go on after the tent is removed. Mr. Hitzemann will review and sign the contract as soon as it is available. Mr.

Maroney and Mr. Boatwright will coordinate the work. Mr. Hitzemann will ask some hotels in Mission Valley for special rates for residents of Bldg. 7, if they need to book rooms during the tenting process.

OPEN FORUM: An owner from Bldg. 14 inquired about how water rationing will affect Mission Plaza. Mr. Maroney said Tru Green will monitor the irrigation. She also requested that a recycling container be installed in the room at the East end of 14. She also reported that the Bldg. 14 exit doors are frequently propped open, which is against the rules. She added that the doors don't close tightly. Maintenance will be asked to check them.

An owner from Bldg. 17 had several suggestions for the tennis court lighting system that the Board can consider. He also said the nets need to be stretched, and chairs are needed in the courts. Mr. Boatwright responded that he is getting bids for the lighting changes that should save electricity. Mr. Hitzemann said chairs will be installed soon.

An owner in Bldg. 7 asked for directions to get approval for installation of new windows in his unit.

NEW BUSINESS: Clubhouse Pool Filters-Replacement bid. After a brief discussion about filter cleaning and maintenance, the Board approved the replacement of both existing 72 sq.ft. filters at a total price from Sweeney Pool Service of \$3,521.76.

In the matter of a termite inspection for Bldg. 2, the Board asked Mr. Maroney to contact a licensed exterminator to give a second opinion about the condition of the building. No bid for work will be sought. Currently, a report and a bid for tenting is on file with Howerton from R-Solution.

Building 4 Tile Roof Replacement. Four bids were reviewed, but the question of whether parapets need repairing caused the vote to be tabled to an email vote.

Building 10 Roof Replacement: Three quotes were supplied before the meeting, but the vote was tabled until the Board could review them. Vote will be by email. On February 19, the email vote approved ARS Roofing's bid at \$29,400.

CORRESPONDENCE: A hearing was scheduled for 6pm concerning pets and an unsightly patio in Bldg. 17, but the owner did not appear.

DELINQUENCY REPORT: Ms. Gibb asked to discuss her recent updates in Executive Session.

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

Respectfully Submitted,

Judy Gibb, Vice-President/Secretary

March 10, 1009