

MISSION PLAZA COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, JAN. 20, 2009

Pre-Meeting Open Time in the Clubhouse: Mike Gersch, owner of PS2000, arrived during the social half hour at the invitation of Brad Maroney. His company specializes in pool re-surfacing and repairs. He talked about the various options for replacing pool drains and drain covers, referring to the Virginia Graeme Baker Pool and Spa Safety Act.

Mr. Gersch explained that the Vacuum Suction Pressure Release option was the least expensive in terms of parts and maintenance requirements. He will make an inspection of the pool and make recommendations based on the specifications supplied by Tom Sweeney's pool service, to give the Board an idea of how to proceed on the project as soon as possible.

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

ANNOUNCEMENTS: Mr. Hitzemann explained why the pools had been closed until they could be retrofitted with proper drains in compliance with the new Federal Law designed to protect children's lives, after the granddaughter of James Baker, former Secretary of State, drowned while trapped against a powerful pool drain.

Mr. Hitzemann again urged everyone to spread the word that the CC&R ballots need to be voted and sent to Howerton Management, so they can be counted. He reiterated that all owners who submitted properly identified ballots will be eligible for a drawing that will entitle ONE winner to deduct \$100 from his next monthly assessment payment.

Mr. Hitzemann congratulated Mike Donovan and Chad Pritchett on their very helpful work in finding a new landscaping company for Mission Plaza. TruGreen Land Care has taken over the landscaping for Mission Plaza, at a potential savings of \$2,000 a month. Parking lot sweeping is still scheduled for the 3rd Thursday of the month.

Bernard Boatwright reported that 2 of the 5 fire doors that needed replacing have been finished, and asked the Board to review the work on Bldg. 14-3rd floor west, and Bldg. 15, 3rd floor north. Mr. Boatwright also informed the attendees that the Greentide low flush toilet installation project will begin Jan. 24, with 55 to 60 total installations.

Tom Sweeney, the owner of Community Pool Service, and Mission Plaza's pool care vendor, answered questions about the entire drain and drain cover project. He explained to the residents that his company will not do the actual drain replacement or pool resurfacing, but he had already submitted a bid using estimated figures of vendors he recommends.

MINUTES: Ms. Gibb had received approval of the draft December minutes by email. She asked for approval for the record. It was unanimous. Copies were available for the attendees.

FINANCIAL REPORT: Mr. Garcia provided a summary of December's expense/income report and it was unanimously approved. Mr. Hitzmann asked Mr. Garcia to have Associated Professional Services provide payroll reports with each month's financial statement.

COMMITTEE REPORTS: Mr. Donovan advised the audience that because the Board decided to seed the lawn with grass seed, re-seeding the lawns prior to winter, there will be some temporary die-off in grass on some of the property, but they will green up in the spring.

MANAGEMENT REPORT: NONE

UNFINISHED BUSINESS: Bids from R-Solution, Terminix, and Chelsea were reviewed for Building 7. Mr. Donovan moved for approval of R-Solution's bid for \$10,989. Approval was unanimous. In the matter of roofing quotes for Bldg. 7 and 4, Mr. Hitzemann asked Mr. Maroney to work out a spread sheet so all the information on the bids could be compared equally, and email the Board with the spread sheet.

Bldg. 14-302 roof repairs authorized to Tim Walford Roofing for \$1,200.

Bldg. 10-repairs needed over 204 and 206; vote tabled until Mr. Maroney can get quotes for re-roofing the entire roof.

OPEN FORUM: The resident of 16-309 reported a backup in his kitchen sink, and was advised to contact his next door neighbors rather than the downstairs neighbors to find the source.

A resident spoke about having the volleyball court turned into a dog run, and Mr. Hitzemann explained that the subject has to be added to the agenda of a meeting, so the residents have a chance to voice support or opposition. If the support for such a change is documented, the matter would go to the entire ownership for a vote. Mr. Bachelor reviewed some of the past objections he has heard, and a resident from Bldg. 13 voiced her objection to the idea.

NEW BUSINESS: Due to recent water temperature fluctuations in Bldg. 15, several plumbers have recommended that each unit needs to have a well made "mixit" control installed in their shower faucets, or if they already have one, be sure it's working properly. Further HOA work on the problem was tabled for a legal opinion regarding what can be done by mandate.

Photographs of the electric meter room doors on the property were reviewed by the Board, and Mr. Hitzemann asked Mr. Donovan to assess the size of the repair work needed and report back.

Termite damage in the water heater room serving Laundry Room 1 has been observed, and Mr. Boatwright said he and the Maintenance tech Leo will do the repairs.

Termite damage photographed on the Bldg. 16 south stairs: Mr. Maroney said he has vendors bidding on the work and will have them check ALL the stairs for damage.

Drains in walkway between Bldg. 8 and 7: Mr. Boatwright plans to have it snaked and then diverted to the parking lot west of the walkway. He estimates 1 extra person for labor would be needed. Plan approved. West parking lot dumpster room slatted roof: Roof support is sinking into the wall as a result of termite damage. Approved repairs by Leo to be supervised by Mr. Boatwright.

The bid for removal of a dead Alder tree east of Bldg. 17 between two carports was approved. Two \$150 bids for eucalyptus branch removals tabled.

After seeing no further business before the Board, the meeting was adjourned to Executive Session at 7:00 PM.

Respectfully submitted,

Judy Gibb, Vice-President/Secretary Feb. 8, 2009