

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, JUNE 16, 2009***

President Darrell Hitzemann called the meeting to order at 7:06 pm in the Clubhouse. Present were: Vice-President Mike Donovan, Secretary/Treasurer Judy Gibb; Directors-At-Large Geri McCollum and Gary Garcia-Mr. Garcia arrived at 7:30. Brad Maroney represented Howerton Management Services.

Mr. Donovan had arranged a meeting with the Board and two representatives of TruGreen Landscape Service for 6:30. David Cichon and Jared Rice provided this water conservation information:

1. Any city official has authority to hand out water violation warnings and the offender has 72 hours to fix them.
2. A recent survey of Mission Plaza's irrigation system revealed that none of the sprinkler heads are working properly, but they are not violating any conservation rules. They should be replaced for maximum savings.
3. The clocks that control the irrigation are currently in compliance, but a power surge can disrupt the mechanics, and would require re-setting.
4. TruGreen will review the last 6 months' water bills and construct a 3 part plan for conservation, stressing avoidance of violations and reduction of water expenses.

Mr. Cichon and Mr. Rice left the meeting at 7:05.

ANNOUNCEMENTS: Mr. Hitzemann reminded all present to vote their CC&R ballots so final counting can be done as soon as possible. A quorum must be met in order for the ballot envelopes to be opened, and if the Association has to go to Court to request permission to work with a lower quorum number, the cost of the process will take money from the budget that could be used for other projects.

MINUTES: Ms. Gibb gave Board members a 2nd revision of the April minutes for their review. A vote on approval was tabled. She had approval of the May minutes by email, and approval was recorded.

FINANCIAL REPORT: Ms. Gibb reviewed the May financial statement and approval was unanimous.

LANDSCAPE COMMITTEE: Mr. Donovan reported the area on the north side of Bldg. 7 is ready for planting, but a decision about what to use is still pending. Committee member Eleanor Lewis has resigned.

MANAGEMENT REPORT: Mr. Maroney informed those present that the first coral tree at the Mission Road entrance split down the trunk early in the morning of June 15 and it had to be completely removed.

He reported that he and Mike Gersch of PS2000 had been making some progress with the permit department at the County offices, and he's expecting work to start on the other two pools soon.

UNFINISHED BUSINESS: **PROPOSED DOG RUN;**Mr. Hitzemann gave a brief summary of his talks with the Association attorney and insurance broker. Ms. Gibb moved for approval of a dog run on the property. Mr. Donovan seconded. The motion was voted down unanimously. **POOL PATROL;** Mr. Maroney gave the Board several resumes he received by fax. Decision was tabled, but the Board wants someone in place by July 4 weekend. **PAGODA LIGHTS;** Repairs for 5 lights in the center courtyard will be done by MJC Electric for \$1,875. Mr. Hitzemann recused himself from the Board's vote, due to prior knowledge of Marc Coutin, the vendor.

OPEN FORUM: Residents want to know what to do about dog owners who don't clean up after their pets. The Board acknowledged this is a difficult compliance issue. Mr. Maroney answered some questions about the pool work schedule. He stated that residents would be notified prior to work beginning, so they can keep their doors and windows closed as needed. A resident who lives near the Clubhouse pool objected to the noise and rowdiness of some of the recent swimmers. He also reported that guests who were attending a graduation party on May 14 used the pool in violation of the Clubhouse rental agreement.

NEW BUSINESS: **TERMITE TENTING BLDG 10;** Bids from 4 vendors were reviewed, and the Board voted unanimously to accept the R-Solutions bid at \$7,389, with work to begin as soon as possible. The repairs to the roof are finished, but the tile replacement will be done after the tenting.

CORRESPONDENCE: Ms. Gibb inquired if a dog owner in Bldg. 9 had registered the dog after receiving a violation notice dated May 20. Mr. Maroney will check into it and report back.

DELINQUENCY REPORT: Ms. Gibb asked for and received a unanimous lien approval on APN # 434-041-19-17. The owner is in arrears of monthly assessments for \$1,383.78. **NOTE:** A lien vote taken on May 19 indicated APN # 434-041-17-34 for \$1,867.50. The APN # should have been reported as 434-041-17-04.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:05pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer June 21, 2009