

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

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

Mr. Hitzemann moved to appoint Geraldine McCollum to take Jim Bachelor's vacated place on the Board, and he expanded the motion to accept Gary Garcia's request to give up the Treasurer's position, while at the same time shifting it to Ms. Gibb. He then nominated Mr. Donovan Vice-President, and the entire motion was seconded by Ms. Gibb and approval was unanimous, and it took effect immediately. The membership and duties of the Board of Directors as of March 18, 2009 are: Darrell Hitzemann, President; Mike Donovan, Vice-President; Judy Gibb, Secretary/Treasurer; Gary Garcia and Geraldine McCollum, Directors-At-Large.

ANNOUNCEMENTS: Mr. Hitzemann urged everyone present to be sure to vote their CC&R ballots and mail them to Howerton Management immediately.

MINUTES: Ms. Gibb informed the meeting that the Board had approved all the February minutes by email, and copies are available for the public. Approval was repeated for the record.

FINANCIAL REPORT: Mr. Hitzemann called attention to the discrepancy between the paid rate and the budgeted rate for Associated Professional Services, since the first of the year. Ms. Gibb will check into it and report back. Mr. Hitzemann also requested that the delinquent accounts be either collected or written off soon. The financial review, as reported to the meeting was approved unanimously.

COMMITTEE REPORTS: Mr. Donovan plans to call a Landscape Committee meeting to review areas on the property that need attention. He reported the mulching work that Mr. Boatwright started is a big improvement. He announced a walk-through with Mr. Peterson of Western Tree Service and Board members for Saturday, March 21.

MANAGEMENT REPORT: Mr. Maroney informed the audience that the Clubhouse pool will be opened approximately 3 to 3 1/2 weeks after drain replacements and resurfacing is started. He also informed the audience that the Greentide low flush toilet program has been temporarily suspended, due to lack of funds from the County.

On-site liaison, Bernard Boatwright, announced elevator repairs were being done in Bldg. 16; carpet cleaning will be finished before Easter; and the water leak discovered at the car wash site is from the Mission Plaza line, and a plumber is locating the leak March 19.

UNFINISHED BUSINESS: **TENNIS COURT LIGHTS:** The Board asked for bids to re-wire the front court lights so they could be controlled with a timer, with each court separately lighted. The projected work will result in a large savings of electrical expenses for the Association. Upon examination of the existing wiring setup, Mr. Coffman of Juice Electric reported several unsafe and below code connections and equipment. After a review of bids from Juice, Amp Electric and Beckett Electric, the Board voted unanimously to accept the bid from Juice, for \$10,720. Mr. Maroney will get the contract, insurance information and the completion date from Mr. Coffman as soon as possible.

Special hotel rates were obtained by the Board and Mr. Maroney for the occupants of Bldg. 7 during termite tenting. The notice will be given to all occupants of Bldg. 7 on March 19.

OPEN FORUM: A resident from Bldg. 16 had 2 questions: Can owners get a discount on their monthly dues because the pools are not available for use? Also, can the Association install a gate in the fence across from the Mission, to allow people to take shortcuts to church? Mr. Hitzemann explained that the civil code does not allow discounts for interrupted amenities and the HOA would not be prudent in encouraging jay-walking across Mission Road.

Mr. Boatwright reported that TruGreen needs to do some weeding for dandelions and crabgrass.

An owner from Bldg. 11 asked for assurances that the Dog Park issue will be in the April agenda with proper announcements. Mr. Hitzemann indicated that the matter will either be on the agenda or a separate Town Hall type of meeting would be scheduled.

NEW BUSINESS: San Diego Plumbing and Drain will do a preventive maintenance cleanout of all the sewer drains on the property twice a year for \$2,700 each time.

Mr. Maroney has asked an inspector to do a visual inspection of all the building exteriors for termites for \$450.

DELINQUENCY REPORT: Ms. Gibb has some Small Claims Court cases to review during Executive Session.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:10pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer.

March 30, 2009.