

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, MAY 19, 2009***

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

Mr. Hitzemann called for Open Time to begin the meeting, because Mike Gersch from PS2000 attended the meeting to speak about the Clubhouse pool project. After being introduced, Mr. Gersch reviewed the timeline for the project as thus: Bids for the work were voted on at the February 17 Board meeting. PS2000 was chosen and the contract was signed Feb.23. Because of the permit process and previously scheduled work, PS2000 began work at Mission Plaza on April 13, and work was completed May 12. Mr. Gersch had to submit a second set of plans for the new anti- entrapment drain covers to the County because the first set was lost, and the pool opened for the residents on May 18. Final inspection is scheduled for June 5.

After a lengthy question and answer period, during which Mr. Hitzemann explained why the other pools will stay padlocked until the drains and covers are brought up to speed, and why assessment rebates are not feasible, an owner suggested that if the Board approves of PS2000's performance, the vendor could work on both remaining pools simultaneously. When asked, Mr. Gersch said he could bring enough workers to do both jobs on the same dates. The Board thanked Mr. Gersch for coming to the meeting, and he then left. Open Time ended at 8:40pm.

MINUTES: The March open and Executive minutes were approved unanimously by email and so recorded. The April minutes were tabled for corrections submitted by Ms. Gibb to Mr. Maroney who will re-submit them. Mr. Maroney has yet to submit Executive Minutes for the April meeting.

FINANCIAL REPORT: Ms. Gibb reviewed the April financial report and it was approved unanimously.

COMMITTEE REPORTS: Landscape: Mr. Donovan stated that the area on the north side of Bldg. 7 still needs to be planted, and final decisions on what to use are pending. He said Chad Pritchett from Bldg. 7 has supplied some water conservation information.

NEW BUSINESS: PAGODA LIGHT REPAIRS IN CENTER COURTYARD: Vote tabled for one more bid. MULCH DISTRIBUTION BID FROM TRU GREEN: Mr. Donovan wants to see if the weekly crew could do the work on their schedule. Tabled. CARPORT REPAIRS: Roger Archer Construction bid approved for \$2,200. Work to begin immediately.

DELINQUENCY REPORT: Ms. Gibb asked for approval to apply liens on the following units for failure to pay the stated amounts of monthly assessments:

Assessor's Parcel Number 434-041-21-32, \$1,150.07

Assessor's Parcel Number 434-041-17-77, \$2,342.90

Assessor's Parcel Number 434-041-17-34, \$1,867.50

Approval was unanimous.

There being no further business before the Board, the meeting was adjourned to Executive Session at 9:25pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer June 4, 2009

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