

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING, SEPT. 15, 2009***

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

**ANNOUNCEMENTS:** Mr. Hitzemann again reminded the residents who are owners to be sure to complete their CC&R ballots and send them to Howerton Mgt. The Association is still trying to accumulate enough responses to constitute a quorum which will qualify Howerton to open and count the ballots. Mr. Hitzemann announced the Annual Meeting to be held on October 20, and the election of new Board members to fill three seats. The terms for Mr. Donovan, Mr. Hitzemann, and Ms. McCollum will be finished, and the candidates who have nominated themselves are: Bernard Boatwright, Pamela Gompper, and Jan LaBosco. Mr. Boatwright and Ms. Gompper were asked to introduce themselves and they did, with a brief statement from each about their qualifications or their goals. Ms. LaBosco was not in attendance. Mr. Hitzemann added that Howerton Mgt. has mailed out the ballots to owners of record and the ballots contain brief biographical information from each candidate.

**MINUTES OF PREVIOUS MEETING:** The minutes of the August meeting were reviewed online and approved by the Board. A unanimous vote was recorded for the record.

**FINANCIAL REPORT:** Ms. Gibb reviewed the August financial statements and they were unanimously approved. She then reported that the Association has won a judgment against an owner in Building 3 for \$2,344 plus costs in Small Claims Court on Sept. 9. Prior approval had been given by the Board to invest \$105,000 Reserve funds in a Citibank insured money market account paying 1.75%. The funds came from a certificate of deposit that matured at San Diego National Bank.

**COMMITTEE REPORTS:** Mr. Donovan reported that new nursery stock was planted near Building 7 and installation of new irrigation heads was almost complete, which should green up some of the browned out areas in the lawns.

**MANAGEMENT REPORT:** Mr. Maroney provided the Board with recent owner-occupancy ratios, as compiled by Associated Professional Services. He noted that the country's biggest lenders and Federal Housing lenders and insurers are requiring much higher owner occupied ratios than in the past.

**UNFINISHED BUSINESS: ELECTRIC METER ROOM DOORS:** Mr. Hitzemann and Mr. Donovan surveyed the condition of the meter room doors on the property and Mr. Hitzemann asked the Board if they would consider hiring a skilled contractor and equally skilled carpenters who live at Mission Plaza to do the job. There was no objection from any of the Board members. Mr. Hitzemann will put an announcement in the newsletter.

**OPEN FORUM:** \*A resident in Building 16 reported frequent unpleasant odors on his floor, and Mr. Boatwright said hallway deodorizers have been ordered to try in the buildings. Residents also need to take their trash bags out of the buildings as soon as possible. \*Mr. Boatwright also requested that an item be put into the newsletter advising residents to contact the maintenance office via Howerton Mgt. when they want to have a TV dish antenna installed on the roof of their building. If an installer breaks roof tiles while setting up the antenna, the owner of the unit will be charged for the repairs. \*An owner from Building 12 asked about possible lighting improvements at the Mission Rd. entrance. Mr. Boatwright said he has two bids requested for such work. He also said some of the shrubbery near the entrance can be cut back to give a better view of pedestrians. \*An owner in Building 15 reported the carpet at the center stairway, 3<sup>rd</sup> floor needs to be scrubbed and deodorized.

**NEW BUSINESS:** After a brief discussion of the shortcomings of the free tags offered by Western Towing, the Board agreed to order preprinted Mission Plaza tags from a different source to be used starting Jan. 1, 2010. Mr. Hitzemann reviewed the need for a better contract with Associated Professional Services and the Board agreed that the current one will be cancelled, with negotiations for 2010 to begin immediately. Mr. Donovan suggested that the candidates for the Board seats should be invited to the budget meetings that will be held soon. Approval was unanimous.

**CORRESPONDENCE:** After brief discussion about procedures, Mr. Maroney was asked to remove the fine against an owner in Building 3.

**DELINQUENCY REPORT:** Mrs. Gibb moved for liens to be applied to the following units for failure to pay monthly assessments:

APN#434-041-18-66 for \$2,163.08

APN#434-041-18-89, for \$1,969.10

APN# 434-041-19-30 for \$1,723.98.

Approval was unanimous. She provided an update on collection actions and future Small Claims Court dates.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:22pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer    September 27, 2009.