

## ***MISSION PLAZA COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, APRIL 20, 2010***

President Bernard Boatwright called the meeting to order at 7pm in the Clubhouse. Present were: Vice-President Pamela Gompper; Secretary-Treasurer Judy Gibb; Director-At-Large Jan LaBosco. Director-At-Large Gary Garcia was absent. Brad Maroney represented Howerton Management.

**GUEST SPEAKERS:** **Duane Beck**, from WEB Laundry Systems, spoke briefly about the problems another HOA was encountering with a certain line of machines. He answered a few questions from the Board and audience before leaving. **Tim Heape**, of Heritage Security reminded residents to never leave trash bags outside their doors at night. Scavenging animals tear the bags open to get food and leave a mess. He also urged residents to close the laundry room doors when not in use. **Fareed Roshandell**, Renewable Energy Consultant, provided copies of an analysis of an SDG&E invoice for Mission Plaza, showing where the highest rates are charged, and how solar panel installations could mitigate those costs. His company, Green Contractors, Inc. works to obtain rebates on the cost of installations through the California Solar Initiative, but does not do the actual installation of solar energy systems.

**OPEN TIME:** **R. White, Bldg. 13**, asked the Board if the money is available to pay for such a solar installation. **R. Dial, Bldg. 17**, noted that the proposal would not eliminate the entire SDG&E bill. He urged the Board to look at other options. **M. Donovan Bld. 10**, reported that he had to personally replace a meter room door on Bldg. 10 after he noted it had not been repaired for a month. He was told that door 6 others were in need of urgent repairs and work is scheduled to begin during April. **N. Grab, Bldg. 16**, spoke to the Board about her unhappiness with the landscaper who cut back the shrubbery at her patio, thus removing any natural privacy the greens provided. Mr. Boatwright said a lattice will be installed at the patio while the shrubbery grows back. **C. Taylor, Bldg. 14**, submitted a copy of an insurance report documenting damages to her tenant's car, resulting in the loss of her parking permit. Replacement permit was approved. **A. Groff, Bldg. 17**, reported a storage situation on a patio in Bldg. 5 and asked the Board to look into it. **M Donovan, Bldg. 10**, suggested that the Board should watch out for elevator upgrade expenses. **D. Varrechione, Bldg. 16**, inquired about some of the BBQ grills being out of order. Mr. Boatwright said replacement igniters were hard to find, but they are on order. Mr. Varrechione also inquired about the yellow "dust" that was landing on the cars, and he was told it is pollen from the pine trees and it's seasonal. **J. Cunningham, Bldg. 15**, asked if a van conversion type of vehicle is allowed to be parked at Mission Plaza, and the Board said as long as the vehicle fits in the space, it is.

**MINUTES OF PREVIOUS MEETING:** Ms. Gibb asked for approval of all minutes from March. Approval was unanimous.

**FINANCIAL REPORT:** Ms. Gibb read the financial report for March. It was approved unanimously.

**MANAGEMENT/PRESIDENT'S REPORT:** Mr. Boatwright said Bldg. 5 entire roof will be finished after the predicted rainfall. The tile repairs on Bldg. 15 and 17 are finished. The tile repairs on Bldg. 16 are 50% done, and Bldg. 14 tile repairs are pending. The new drain cleanouts on the East end of Bldg. 17 are finished for the stacks that serve all 6 units ending with -15 & -16 & -18. Ideal Plumbing has yet to do camera work for the lines that serve -19, and partial completion for -17 has been completed in the hallway.

**UNFINISHED BUSINESS: Plants Mission Rd. Fence:** Ms. Gompper recommended non-flowering vines. After a brief discussion of other options, Creeping Fig was approved unanimously.

**Utility Room Doors:** The bid from Contractor Thomas Roach was approved for \$16,835 unanimously. The Board had previously received notice of termination from John Lindquist when a disagreement arose about his change orders on the lumber purchase.

**Plumbing & Clean Out Installations:** A quote from Ideal Plumbing was approved unanimously for work on the East end of Bldg. 17 for \$4,795. A quote from Lewis Plumbing for drain stack repairs in Bldg. 14 was approved for \$3,960. A quote from Lewis Plumbing to install a clean out on the first floor of Bldg. 15 was approved for \$480.

**Laundry Ownership Impact Analysis:** Darrell Hitzemann (Bldg. 4) and Al Groff (Bldg.17) presented their analysis of the financial impact of changing from HOA- owned laundry rooms to vendor-owned laundry rooms based on proposals from WEB and Coin Mach. Mr. Hitzemann gave the Board a preliminary report with a final analysis to be available soon. He made some recommendations for any contract negotiations that might start and urged the Board to get documentation from both vendors regarding concessions or guarantees. He noted that WEB has a Better Business rating of A-, but could not find a rating for the Coin Mach Co. A vote on the matter was tabled awaiting final analysis.

**Storage Rental Contract:** Vote tabled until Board has a chance to review the contract Mr. Maroney supplied.

**NEW BUSINESS: Guard Bonus:** Mr. Boatwright asked the Board and the audience to write letters of recommendation or thanks to Heritage Security for the professional work of their patrol personnel. He felt that such messages would have a better effect than a Holiday bonus gift to each of the men. **Pool Rules:** Because some residents invite over 20 guests to use the BBQ and pool amenities on summer weekends, thus denying access for the other residents, the Board voted unanimously to limit the number of guests per unit to 6. This number applies for use of the pool and the picnic tables at the BBQ sites. Any resident who wants to invite a larger number of people may reserve the wooden tables near the clubhouse only if they contact Howerton Mgt. prior to the event, and get their name on the picnic table list. Access to the pools or spas is not included in that permission policy. These rules will be notified to the ownership by mail for a 30 day comment period before they can take effect.

**CORRESPONDENCE: Bldg. 17-**Request from owner to Grandfather her 57 lb. Boxer was denied. Mr. Howerton will ask the owner of the unit and his tenant to attend a hearing.

**DELINQUENCY REPORT:** Ms. Gibb asked for a lien vote on the following units for failure to pay monthly assessments: APN # 434-041-19-47 for \$2,130.91; APN#434-041-19-60 for \$1,679.02; APN# 434-041-17-42 for \$2,166.25; APN#434-041-19-30 for \$3,268.81. Approval was unanimous.

There being no further business before the Board, the meeting was adjourned at 10:25pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer      May 9, 2010