

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING, FEB.16, 2010***

President Bernard Boatwright called the meeting to order at 7:08 pm in the Clubhouse. Present were; Vice-President Pam Gompper; Secretary/Treasurer Judy Gibb; Director-At-Large Jan LaBosco. Director-At-Large Gary Garcia was absent. Brad Maroney represented Howerton Management.

Mr. Boatwright introduced the Heritage Security patrol personnel, Brian and Tim. They had the following information for the audience: The **Exit Fire Doors** in Bldgs. 14 and 17 are being left open frequently, which violates the city's Fire Code. The **Landry Room Doors** should be closed when the rooms are not in use. Cats gain access and spray the machines, leaving foul odors. **Patrol Hours** are not scheduled for daytime or early evening. Landlords should advise their tenants to call San Diego Police when the patrol is not here.

MINUTES: Ms. Gibb asked for approval of the January minutes which had already been approved online. Approval was unanimous.

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

OPEN FORUM: B. Farran, Bldg. 15 inquired how to get parking passes for visitors. She was told to leave a phone message in the evening and a temporary pass will be delivered when patrol comes on duty. G.McCollum, Bldg. 10 commented on the tree removal near her door. E. Lewis, Bldg. 12 inquired if anything could be done to reduce the noise of the downstairs neighbor's bathroom fan. Mr. Boatwright asked Mr. Maroney to send a letter to the owner of the fan and ask them to install a newer, quiet model.

COMMITTEE REPORTS: Tables & Chairs for Pools & BBQs. Ms. LaBosco submitted a draft order for 7 cement and tile tables with benches for \$3,800 plus tax, including shipping. An order for 4 round deck tables with 4 chairs each and 3 umbrellas totals \$2,688. The purchase was approved unanimously.

MANAGEMENT REPORT: Mr. Maroney submitted a **proposal from Web Laundry Equipment** to take over the management of the 3 story laundry rooms with new machines and payment card systems. The Board asked Mr. Maroney to also contact Coin Mach Company. **Center Spa skimmer drain** installation should have been done with 2” pipe rather than 1 ½” pipe, according to Tom Sweeney, of Sweeney Pool Services. The Board wants to have a meeting with PS2000 who has offered to re-do the job for \$1,500.

UNFINISHED BUSINESS: **The storage room lease forms** were criticized by two Board members as being too difficult to manage on a volunteer basis. Mr. Boatwright asked Mr. Maroney to modify the Board of Realtors apartment forms.

NEW BUSINESS: **Utility Door** repair or replacement bids were again reviewed, and a bid from General Contractor R. Lindquist drew several questions from the Board. Mr. Maroney was asked to invite Mr. Lindquist to the March 2 walk through for answers. **Tile roof repairs 14,15,16,17** to be completed by Tim Walford for \$4,840.69 were approved, contingent on his agreeing to some additional requirements for the work. **CPA Greg Villard** was chosen by unanimous vote to prepare the 2009 taxes and financial review for \$1,200. **Building 5 termite** inspection is scheduled for Feb. 18.

DELINQUENCY REPORT: Ms. Gibb moved for a lien vote on APN# 434-041-21-32 which is in arrears of \$1,672.72. Approval was unanimous.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:50pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer Feb. 28, 2010

