

***MISSION PLAZA COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING, JANUARY 19, 2010***

President Bernard Boatwright called the meeting to order at 7:05pm in the Clubhouse. Present were: Vice-President Pam Gompper; Secretary/Treasurer Judy Gibb; Directors-At-Large Gary Garcia and Jan LaBosco. Brad Maroney represented Howerton Mgt.

**ANNOUNCEMENTS:** Mr. Boatwright informed the audience that: **TENTING OF BLDG.2** has been completed; **TREE TRIMMING** has begun; **VOTES FOR CC&Rs** are still being collected; **INQUIRIES, COMMENTS, COMPLAINTS** to Howerton Mgt. must carry the writer's name and contact information; **BULLETIN BOARD POSTINGS** must also carry that information.

**OPEN FORUM:** Alan Groff, 17-316, requested that Howerton Mgt. send a letter to the owners of a dog who cries and whines for hours when he's left alone on the patio because the residents have gone away. Mr. Groff inquired about how a part time employee who started working in December was going to be paid. Mr. Boatwright explained that the salary previously budgeted for Mr. Boatwright's job as liaison is being used, since Mr. Boatwright resigned that position when he was elected to the Board in November. Because of continuing complaints of noise by an owner in Bldg. 14, the Board asked Mr. Maroney to schedule a hearing with the people involved.

**MINUTES:** The Board approved the December minutes online and again by voice vote.

**FINANCIAL REPORT:** Ms. Gibb reviewed the December financial statement and it was approved unanimously.

**COMMITTEE REPORTS:** Jan LaBosco and Pam Gompper comprise a committee to research some renovations of the Clubhouse social room, to be completed this year. They will be working on a theme that can be carried through to the 3 story buildings.

**MANAGEMENT REPORT:** Mr. Maroney said there are still about 100 parking permits that have not been claimed by owners, and he urged everyone to contact Howerton Mgt. to pick up their 3 year tags. He suggested that Mission Plaza might benefit from having an outside company take over the laundry room equipment ownership and repairs, in exchange for profit sharing, a signing bonus, and renovation of the rooms. The Board asked him to contact vendors and report back.

Mr. Maroney reported that he has been getting some calls after hours that are not considered emergencies. Examples of situations that Howerton Mgt. should be informed of will be posted in the February Newsletter.

**UNFINISHED BUSINESS:** **STORAGE SPACES** in the 3 story buildings could be available to rent to residents but a decision was tabled to give the Board more time to examine lease contracts. **PARKING TAG REPLACEMENT COSTS** were discussed briefly and the Board approved unanimously the following: \$100 for 3 years; \$70 for 2 years; \$35 for 1 year.

**NEW BUSINESS:** **BUILDINGS 6,8,9 ROOFS** will have to be replaced in 2011 and Mr. Boatwright said recent quotes totaled \$180,000 which has to be budgeted for the job. **BLDG. 17 WATER HEATER REPAIRS** are needed due to corrosion in the piping. Two bids were submitted but warranty information on one was not. Vote tabled until that information is submitted. **HIGHER FENCE ALONG MISSION RD.** vote tabled for more information. **ELEVATOR UPGRADES** presented after inspections by ThyssenKrupp are needed to be sure the cars stop at the floor level selected. Recently several residents have been trapped in the cars between floors. The new magnetic switch type leveling and selector units would be installed at one time, for a savings of \$1,278. The total cost of the materials and work is \$10,262. The project was unanimously approved. **UTILITY ROOM DOORS** are in need of replacement at most of the buildings. Three vendors submitted bids that could not be compared, and Mr. Maroney was asked to have the vendors update their bids to conform to one set of specs by Jan. 22 or he will have to ask for new vendors to bid. **TAX PREPARATION QUOTES** forwarded by Associated Professional Services from Sonnenberg CPA and Grund CPA was not requested and carried a higher cost than the Association's CPA who did the taxes and review for the last two years. No vote taken.

**CORRESPONDENCE:** Reviewed and hearing to be scheduled.

**DELINQUENCY REPORT:** Ms. Gibb announced the foreclosure vote of APN#434-041-21-28 taken by the Board in Executive Session on December 15, 2009. The documents required will be sent to Attorney Jon Massie as soon as possible.

There being no further business before the Board, the meeting was adjourned to Executive Session at 8:55pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer      January 31, 2010