

MISSION PLAZA COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, JUNE 15, 2010

President Bernard Boatwright called the meeting to order at 7:05pm in the Clubhouse. Also present were: Vice-President Pam Gompper; Secretary/Treasurer Judy Gibb; Director-At-Large Gary Garcia. Director-At-Large Jan LaBosco was absent. Brad Maroney represented Howerton Management.

GUEST SPEAKER: Jared Rice of TruGreen Land Care was introduced by Mr. Boatwright. Mr. Rice answered questions about brown spots that results from reduced irrigation time ordered by the City. Reducing turf areas would be one option for the association. Questions about the inadequate parking lot and carport sweeping led to an agreement between the Board and Mr. Rice for a walk through in July. Mr. Boatwright opened nominations for a Landscape Committee to work with Mr. Rice and the Board. The owners who signed up were: **Darlene Evanshen, Chad Pritchett, Sarra McCurdy, and Eleanor Lewis.**

OPEN FORUM: Several attendees requested that the Board provide copies of the agenda for them to follow during the meetings. Mr. Maroney's office will make extra copies. **E.Lewis,12-213;** has been unable to get a response from neighbor who has a noisy bathroom fan. Mr. Maroney will contact him to open discussions. **E.Warner,5-204;** would like to know when the water damage stain on her ceiling will be painted. **T. Allison,14-211;** Has been trying to get a locksmith charge removed from his account since 2006. Water leak in 213 required plumber to enter while owner was out of town. **D. Evanshen,2-102;** Inquiring why the new flashing on Bldg. 2 looks different from the old flashing. She was told different material was used during the installation of the new roof. Mr. Boatwright said he would look into it. **S.McCurdy,2-206;** Inquired about any decisions on her request for an herb garden. Mr. Boatwright suggested that the Landscape Committee could add that to their duties. **J. Sadoski,2-103;** asked about the process for reporting problems to Howerton Management. Several attendees requested that Mr. Maroney's office staff be asked to send email acknowledgements of receipt of owner/resident emails. When a complaint about another resident is lodged at Howerton Mgt., the initiator would like a blind copy of the correspondence Howerton sends to the alleged offender. **S.Morton,13-209;** inquired about having the tile roofs cleaned off, but it won't be done soon. **D. Varrechione, 16-309;** reports that the tennis courts need to be swept as soon as possible. He also urged everyone who uses the spas to cover them to conserve heat.

MINUTES: Ms. Gibb reported the May 18 minutes had been approved online, and requested a voice vote for the record. The minutes were unanimously approved.

FINANCIAL REPORT: Ms. Gibb reviewed the May financial statement and asked for approval. It was unanimous. She also informed the Board that plans to buy a CD at Citibank with Citibank money market Reserve funds were dropped because the bank did not offer the same high rate to businesses that it offers to personal investors.

COMMITTEE REPORTS:

President's Statement: Mr. Boatwright reported that Ideal Plumbing's work on relocating 2 cleanouts at the East end of Building 17 has been completed. Original drain lines had cleanouts in residential closets that were discovered in 2008, and the job of moving them has been accomplished one building at a time.

MANAGEMENT REPORT: Mr. Maroney informed the audience that Rancho Mission carport repairs would begin June 16 or 17th.

UNFINISHED BUSINESS: **Extra Pool Deck Tables;** Tabled until July meeting.

Laundry Equipment Lease: Proposed contract with questions will go to Attorney Jon Massie June 16 for review. **Tile repairs Bldgs.16,14;** Tabled for more bids. **Bldg. 6 New roof;** A.R.S. Roofing bid for \$22,700 approved unanimously. Work to start in June.

NEW BUSINESS: **City-Mandated Pool Gate Repairs:** Quotes from Jim Thomas Welding and Sam's Welding were not comparable and the Board asked Mr. Maroney to get some documentation on: Insurance of both Vendors; questions re hydraulics on the gates; cost of priming finished gates. Tabled to July meeting.

REVIEW OF CORRESPONDENCE: Replies discussed for owners offering to paint the social rooms at the Clubhouse.

DELINQUENCY REPORT: Ms. Gibb asked for approval to apply liens on the following delinquent owners: APN#434-041-19-09 for \$1,818.31 and APN# 434-041-18-65 for \$1,619.88. Approval was unanimous.

There being no further business before the Board, the meeting was adjourned to Executive Session at 9:40pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer July 5, 2010