

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

President Bernard Boatwright called the meeting to order at 7pm 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.

ANNOUNCEMENTS: Mr. Boatwright thanked Past President Darrell Hitzemann for attending a conference with PS2000, Sweeney Pool Service and the Board regarding problems with the newly surfaced center spa. Mr. Boatwright asked owners to think about the future health of Mission Plaza and what priorities should be for the next 5 to 10 years.

OPEN FORUM: E. Warner of Bldg. 5 inquired about the roof work. It will be finished when the tenting has been completed in early April. D. Hitzemann of Bldg. 4 asked the Board to refrain from incurring expenses for items that were not absolutely necessary.

MINUTES: The February 16 minutes were approved by the Board with an online vote, and Ms. Gibb moved for approval for the record. Approval was unanimous.

FINANCIAL REPORT: Ms. Gibb reviewed the February financial statement. It was approved as read. Mr. Boatwright noted that the gas heating expense was higher than budgeted even though the Clubhouse pool heat had been off for 3 months. Ms. Gibb informed the Board that because 2 CDs at Morgan Stanley had matured, the money market fund of reserves was over the insurance limit and paying low interest. She invested \$150,000 of the money in an FDIC bank 2 year CD at 1.55% with a monthly interest payout. Morgan Stanley had the offering from First Bank Preferred of Puerto Rico.

COMMITTEE REPORTS: None

MANAGEMENT REPORT: Mr. Maroney supplied the Board with Coin-Mach advertising which used computer-assisted amenities for residents. Actual quotes were not included. Mr. Boatwright asked Mr. Hitzemann and Al Groff to assist with putting together a spread sheet of laundry room income vs. machine purchases and expenses to evaluate the feasibility of making such a change. Mr. Boatwright asked Mr. Maroney to request a 60 day extension on bids from both vendors, and to obtain bids for the entire property.

SECOND OPEN FORUM: W. Owen, Bldg. 7, appeared before the Board to ask to be allowed to leave his recliner on his patio. He had received a letter from Howerton Mgt. telling him that since it was not patio furniture it would have to be removed. The Board suggested that he find a way to make it less visible and report back in a month. During a discussion about repainting or replacing chronically unsightly stairways, Mr. Hitzemann offered to help with locating a cartage company if inexpensive tinted cement stairs could be found.

UNFINISHED BUSINESS: MISSION RD. FENCE PROPOSAL: 3 bids to install 6ft. tall fencing along Mission Rd, at a set-back of 7 feet were reviewed. Mr. Boatwright explained that vines would be planted at the base of the fence and as they grow into the fence, they'll provide more privacy for the property. The fencing would extend from the cattle gate to the edge of the property next to Playmor. The old fencing would then be removed. The bid from Bear Fence was approved unanimously for \$7,826. Work to begin immediately. **BBQ PICNIC TABLES:** After reviewing the payment and delivery requirements from Patio Living, a marketer of cement and tile tables and benches, the Board voted to cancel the order and not pay in advance for a product coming from another country.

NEW BUSINESS: CLUBHOUSE REDECORATING: Tabled. **RELOCATING CLEANOUTS-EAST END BLDG. 17 1ST FLOOR:** Ideal Plumbing has investigated the problem of frequent backups in the sewer drain line in the east end first floor of 17. The residents have agreed to allow Ideal techs to open the slabs in their units so the original cleanouts that have been discovered inside the closets could be re-routed to an exterior area. Precision Foundation will open and close the slabs and close the ground for \$4,280. Ideal will complete the plumbing work for \$6,545. Work to start at the end of March. **REPLACE LAUNDRY P TRAPS, DRAIN LINES:** A quote from Lewis Plumbing to add some of the intakes and drains in the 3 story laundry rooms was tabled because the Board didn't think the population of the buildings could justify installation of more machines. **NEW DRYER QUOTE:** A quote from Best Washer for \$905.85 was tabled until information about complete repairs to the dryer in Bldg. 15, 3rd floor could be obtained. **UTILITY DOORS:** Shawn Tate, a representative of Contractor John Lindquist, spoke to the Board about the change order from marine plywood to ¾" pressure treated plywood. The Board had not been told of the change until some of the ¾" plywood had already been delivered to the property. An initial payment of \$6,533 had been made to Mr. Lindquist when the contract specifying marine plywood was signed. Mr. Tate was asked to have Mr. Lindquist submit more information about his liability and workmen's compensation insurance before work can start. **PLUMBING COST REFUND REQUEST:** A paid invoice documenting work on a common line blockage was submitted by A. Romanskaya, Bldg. 5. Her request for a refund was approved unanimously

DELINQUENCY REPORT: Ms. Gibb asked for a lien vote on the following units having APN #'s: 434-041-19-07 for \$1,872.96; 434-041-18-45 for \$1,321.60. Liens were approved unanimously. The owner of APN # 434-041-17-29 has agreed to a payment plan to avoid having a lien applied.

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

Respectfully submitted,

Judy Gibb, Secretary/Treasurer

April 6, 2010

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