

MISSION PLAZA COMMUNITY ASSOCIATION, INC. BOARD OF DIRECTORS MEETING, MAY 18, 2010

President Bernard Boatwright called the meeting to order at 7:05 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 Management. Mr. Boatwright introduced the Board members to the audience.

ANNOUNCEMENTS: Mr. Boatwright informed the audience that a representative from a large window installation company will be available to talk to interested owners at 5:45pm to 6:45pm before the June 15 meeting.

GUEST SPEAKER: **Tim Heape**, of Heritage Security, introduced their new **Sr. Vice President, Wendy Beerbower**. Ms. Beerbower invited the residents to contact her if they have any concerns regarding Heritage operations. Mr. Heape reported several complaints from residents of Bldg. 15 that the 2nd floor laundry room is being used after hours. The Board asked Mr. Heape to include a lockup of that room in his usual rounds. He reported a lot of positive feedback about the new fencing along Mission Rd., and suggested that the San Diego Police Dept. website address should be posted in the monthly newsletter.

OPEN FORUM: **A. Groff**, Bldg. 17 identified the residence of a dog seen on one of the pool decks and requested that a violation letter be sent to the owners for that and other nuisance issues about the same dog. Mr. Groff also alerted Mr. Maroney to the fact that some of the dumpster rooms are not properly locked. He asked for signs to be posted in the ivy beds instructing dog owners to clean up after their pets. **J. Green**, Bldg. 15, said the irrigation control box near his unit needs replacing. **S. McCurdy**, Bldg. 2, planted an herb garden in the flower bed at the fence in front of the building. She objected to the plants having been removed without notification, and wants permission to re-plant the garden on the same common area. Mr. Boatwright said he would have an answer for her in a month. She reported an old blue paint spill on the outside wall of her patio floor and asked that it be removed. She also volunteered to serve on a new Landscape Committee with **Mr. Pritchett**, Bldg. 7. During a discussion of various committees, **R. Dial**, Bldg. 17, volunteered to serve on the Architecture Control Committee. **F. Rose**, Bldg. 12, opened the subject of the management company's failure to respond to some issues that concerned her. Since the issues might require legal advice, Mr. Boatwright said he would respond within 10 days.

MINUTES OF PREVIOUS MEETING: The April 20 and May 4 minutes having been approved online were again unanimously approved for the record.

FINANCIAL REPORT: Ms. Gibb reviewed the April Financial report and it was unanimously approved.

She also reported that 2 FDIC insured CDs were purchased with low earning money market funds in the Morgan Stanley Reserve account. The first is \$98,000 and has a 2 year maturity, paying 1.3% at Compass Bank in Birmingham, AL. The second, also for \$98,000, has a 4 year maturity paying 2.25% with the BMW Bank in Salt Lake City, UT.

MANAGEMENT REPORT: Mr. Maroney informed the audience that the city's recycling program begins in earnest June 2, and Mission Plaza will be inspected June 9. Bottle and can recycling containers will be placed in the tennis courts, the pool decks, and the BBQ areas. Paper containers will be located at the mail boxes. Everyone is expected to recycle as much material as possible, and they should refer to the flyers that were distributed in May to each door.

UNFINISHED BUSINESS: BBQ PICNIC TABLES; The original order for 7 was reduced to 6 with a savings of \$560. Total cost of \$3,660.38 including delivery and setup. Approval was unanimous. **STORAGE SPACE RENTAL CONTRACT:** The Board failed to reach a consensus and a vote was tabled until 2015. **LAUNDRY OUTSOURCING:** Mr. Boatwright moved to approve the concept in principal. Approval was unanimous. Mr. Boatwright moved to outsource the laundry management. Approval was unanimous. Mr. Boatwright moved to accept WEB's proposal in principal. Approval was unanimous. Mr. Maroney was instructed to ask WEB to submit their contract based on the proposal so the Board can examine it, make changes as recommended by the Impact Analysis Team, and then submit it for review by Attorney Jon Massie. Mr. Boatwright wants the final contract in the June Board package.

COMMITTEE REPORTS: PRESIDENT'S STATEMENT: Mr. Boatwright expressed great frustration over delays that hamper timely completion of projects.

NEW BUSINESS: POOL RULES: Pool safety is top priority, and everyone must be familiar with the posted rules at each pool. Residents and guests under 14 MUST be accompanied by a responsible adult. Anyone who uses the tables on the pool decks must remove and dispose of all food utensils, drinks, napkins, etc. BBQ picnic table rules will be mailed to all owners for comment within 30 days of enforcement. **PAINTING OF BLDG. 17 STAIRS:** A proposal to re-paint the badly chipped stairs was tabled until Mr. Maroney can research the warranty supplied by the previous vendor. **LAUNDRY SHUTOFF AND HOSE BIBS:** Tabled for guidance from WEB Laundry systems.

CORRESPONDENCE: REQUEST FOR REIMBURSEMENT: An owner in Bldg. 16 asked for payment for plants purchased to provide privacy. Request denied. **DOG COMPLAINT:** Oversize dog in Bldg. 2 reported, along with dog's owner tossing cigarette butts into the common area near the building.

REQUEST FOR HELP WITH WATER INTRUSION IN EARLY APRIL: Mr. Mayetsky, 17-102, began a verbal request to follow up his written inquiries regarding a common drain pipe leak. When he was informed that his extra electricity charge would be reimbursed for the drying machinery, he wanted to know on what basis that policy was established. Mr. Boatwright then promised him a response in 10 days.

DELINQUENCY REPORT: NONE

There being no further business before the Board, the meeting was adjourned at 9:30pm.

Respectfully submitted,

Judy Gibb, Secretary/Treasurer May 30, 2010