

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OPEN MEETING TO DISCUSS COLLECTION OF ASSESSMENTS
January 10, 2007

MINUTES

NOTICE OF MEETING:

Upon due notice given and received, a Regular Meeting of the Board of Directors of the Mariposa of Mission Pacific Property Owners Association was held on January 10, 2007, at 6:30 p.m., at the community pool area, San Diego, CA.

ATTENDANCE:

Directors Present: James Lanflisi, President
Jerry Varon, Vice President
Michael Cochran, Treasurer

Directors Absent: Julie Ebreck, Secretary
Karen Walter, Director

Other Present: Ann Andreola, representing The Prescott Companies.

CALL TO ORDER:

The meeting was called to order at 6:35 p.m. by James Lanflisi, President.

HOMEOWNER COMMENTS:

Time was set aside to allow owners in attendance to address the Board with items of suggestion/concern.

COLLECTION OF ASSESSMENTS:

It was noted that accounts are collected in keeping with the Association's Collection Policy.

Upon a motion duly made by Jerry Varon, seconded by James Lanflisi and carried, the Board approved filing a Notice of Intent to Lien against account #354101921 in the event the owner does not bring their account current within the appropriate time frame.

Upon a motion duly made by Jerry Varon, seconded by James Lanflisi and carried, the Board approved forwarding account #3541013433 to the association attorney for collection in the event the owner does not bring their account current within the appropriate time frame.

ADJOURNMENT: There being no further business to be discussed for these matters, the meeting was adjourned at 6:36 p.m.

ATTEST: _____

DATE: _____

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BOARD OF DIRECTORS MEETING

January 10, 2007

MINUTES

NOTICE OF MEETING:

Upon due notice given and received, a Regular Meeting of the Board of Directors of the Mariposa of Mission Pacific Property Owners Association was held on January 10, 2007, at the community pool area, San Diego, CA., directly following an Open Meeting to discuss collection of assessments.

ATTENDANCE:

Directors Present: James Lanflisi, President
Michael Cochran, Treasurer
Julie Ebreck, Secretary
Karen Walter, Director

Directors Absent: Jerry Varon, Vice President

Others Present: Ann Andreola, representing The Prescott Companies, Mike Fariior, representing Pacific Properties and two owners.

CALL TO ORDER:

The meeting was called to order at 6:36 p.m. by James Lanflisi, President.

HOMEOWNER COMMENTS:

Time was set aside to allow owners in attendance to address the Board with items of suggestion/concern.

APPROVAL OF MINUTES:

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried, the minutes of the November 8, 2006, Regular Meeting, December 5, 2006, Special Meeting and the January 10, 2007 Open Meeting for Collection of Assessments were approved as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the November financial statement. As of November 30, 2006, the Association's accounts held the following:

Operating	\$22,170.24
Account Receivable	\$7,019.46
Prepaid Insurance	\$5,004.00
Reserves	\$529,226.77
Total Assets	\$563,420.47
Delinquencies	\$7,019.46

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Upon a motion duly made by Michael Cochran, seconded by Julie Ebreck and carried, the Board accepted the November 30, 2006 financial statement subject to year-end audit.

Delinquent Accounts: Collection of Delinquent Assessments were addressed in an Open Meeting of the Board prior to the Regular Meeting of the Board of Directors.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Mike Farior of Pacific Properties addressed the Board regarding the plan for the overall improvement of the community and presented his contract for consideration. It was agreed that plants should be trimmed in a natural manner and allowed to grow. Del Mar Landscape will be reminded again, not to trim the shrub in the rounded and boxes method that has been used. This will allow much of the existing plant material to be used within the plan being developed.

Upon a motion duly made by Karen Walter, seconded by Julie Ebreck and carried, the Board approved the contract with Pacific Properties at a cost of \$8,000 for consulting and designing a new landscape plan for the community to be implemented over the next few years, contingent upon review of the contract by Jerry Varon and any necessary changes being made.

Tree Trimming/Removals: The Board reviewed bids for the removal of the Eucalyptus trees and pruning of the Pine Trees.

Upon a motion duly made by Karen Walter, seconded by Michael Cochran and carried, the Board approved to accept the bid submitted by Autumn Tree Care at a total cost of \$23,474.00.

The Board discussed the removal of tree stumps on the various slopes. This item was tabled.

Pest Control: Management reported that the Dewey Pest Control had responded to the concern that bait station were not being serviced, noting that they do service regularly and place a sticker inside the container with the date of each visit. They will provide an updated map showing the location of the traps.

Maintenance: Discussion took place on the replacement of light

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pole heads.

Upon a motion duly made by Karen Walter, seconded by Michael Cochran and carried, the Board approved the purchase of 125 lamp heads, additional panels and bulbs at a total cost of \$11,912.50 plus tax.

The Board reviewed a bid from CBS for the installation of the lamp heads and painting the poles to match.

Upon a motion duly made by Michael Cochran, seconded by Julie Ebreck and carried, the Board approved to accept the bid from CBS to install the lamp heads and paint the poles to match in the bronze color at a cost of \$6,921.25. It was noted that if additional work is required, these lights will be marked and a cost submitted to the Board for review prior to the work being performed.

Mailbox Cluster Replacement: Management reported that an additional bid is being requested for the replacement of the mailbox clusters. This item was placed on hold pending the new bid.

Architectural: The following requests were reviewed:

3408 Mission Mesa Way. - Replacement of garage door. Pre-approval form submitted.

3408 Mission Mesa Way - Replacement of water heater with tankless water heater. Approved.

Pool/Spa: Management reported that the water to fill and keep the pool and spa levels correct had been turned off by an anonymous party. This could result in serious damage to the equipment. B&H Pools is recommending that an automatic filler be installed for this purpose and to prevent future occurrences.

Upon a motion duly made by Karen Walter, seconded by Michael Cochran and carried, the Board approved to install an automatic filler system for both the pool and spa at a cost of \$500 per system. In addition, the lock on the pool equipment door will be changed to prevent unauthorized access.

Janitorial Services: The Board reviewed an additional bid for monthly janitorial services.

Upon a motion duly made by James Lanflisi, seconded by Michael Cochran and carried, the Board approved the bid submitted by

Advent Cleaning Services for a cost of \$385 per month, providing clarification that the deck and pool furniture will be hosed off weekly.

Rules & Regs.: There was no inspection performed in the month of December. As part of the January inspection, homes will be monitored for the removal of Holiday Decorations.

Newsletter: James Lanflisi noted that a Newsletter has been prepared for enclosure with the February statements.

**UNFINISHED
BUSINESS:**

New Pool Furniture: James Lanflisi submitted samples and information for new pool furniture and a proposal from Patio Guys for the purchase and delivery. The Board reviewed the information and selected styles/colors.

Upon a motion duly made by Julie Ebreck, seconded by Michael Cochran and carried, the Board approved the purchase of new pool furniture through Patio Guys at a cost of \$13,381.36.

Monument Wall: Tabled for further discussion.

Dog run/park: James Lanflisi reported that there was no further information at this time regarding the use of land owned by the quarry for a dog run/park area.

**NEW
BUSINESS:**

Doggie Stations: Michael Cochran addressed possibly purchasing doggie bag stations to be placed in various open areas throughout the community to encourage owners to pick up after their pets. The Board was not in favor of this purchase at this time.

Resignation of Board Member: Julie Ebreck addressed the Board regarding her need to resign her seat on the Board due to a personal commitment that will prevent her attendance at the meetings. Gary Ebreck stated he was interested in filling the vacancy created by Julie's resignation.

Upon a motion duly made by James Lanflisi, seconded by Michael Cochran and carried, the Board accepted the resignation of Julie Ebreck and appointed Gary Ebreck to fill the vacant seat through the remainder of the term.

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NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on February 14, 2007 at 6:30 p.m., at the community pool area, San Diego, CA.

ADJOURNMENT: There being no further business to be discussed, the meeting was adjourned at 9:40 p.m.

ATTEST: _____

DATE: _____