

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 14, 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 February 14, 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
Gary Ebreck, Secretary

Directors Absent: Jerry Varon, Vice President
Karen Walter, Director

Others Present: Ann Andreola, representing The Prescott Companies, Mark Weeden, representing Community Building Services and one owner.

CALL TO ORDER:

The meeting was called to order at 6:40 p.m. by James Lanflisi, President directly following an Open Meeting to discuss collection matters.

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 Michael Cochran, seconded by James Lanflisi and carried, the minutes of the January 10, 2007, Regular Meeting, and the February 14, 2007, Open Meeting for Collection of Assessments were approved as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the January financial statement. As of January 31, 2007, the Association's accounts held the following:

Operating	\$26,628.85
Account Receivable	\$7,629.90
Prepaid Insurance	\$3,486.00
Reserves	\$529,469.54
Total Assets	\$567,214.29
Delinquencies	\$7,629.90

Upon a motion duly made by Michael Cochran, seconded by James Lanflisi and carried, the Board accepted the January 31, 2007

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financial statement subject to year-end review.

Delinquent Accounts: Collection of Delinquent Assessments was 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: It was noted that a copy of the corrected contract with Pacific Properties had been reviewed by Jerry Varon and signed per the approval at the last meeting. It was further noted that Mike Farior was asked about the need to remove tree stumps and had stated he felt this would not be necessary.

Items discussed regarding trimming of shrubbery were addressed with Del Mar Landscape.

Tree Trimming/Removals: The tree trimming/removal program is scheduled for the week of March 5, 2007.

Pest Control: There were no pest control items to be discussed.

Maintenance: Mark Weeden addressed the Board regarding the painting of the lamp posts and installation of the new fixtures. It was agreed to go with the most recent color change.

Mailbox Replacement: The Board reviewed a bid for the replacement of the mailboxes throughout the community. It was agreed that this program would be tabled for the time being due to the extensive cost.

Architectural: The following requests were reviewed:

7960 Mission Vista - Replacement of garage door. Pre-approval form submitted.

3582 Mission Mesa - Replacement of garage door. Pre-approval form submitted.

7874 Mission Vista – Replacement of garage door – Pre-approval form submitted.

3442 Mission Mesa – Replacement of garage door – Pre-approval

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form submitted.

3568 Mission Mesa – Satellite Dish installation – Pre-approval form submitted.

3520 Mission Mesa – A/C installation – Pre-approval form submitted.

Pool/Spa: The Board reviewed a bid submitted by B&H Pools for the replacement of spa cover at a cost of \$325.00 and a bid to de-scale the pool tiles at a cost of \$540.00.

Upon a motion duly made by Michael Cochran, seconded by Gary Ebreck and carried, the Board approved to accept the bids from B&H Pools for the replacement of the spa cover and de-scaling of the pool tiles for a total cost of \$865.00.

Replacement of Water Heater: The Board reviewed a bid from Arnett's Plumbing to replace the pool area water heater with a tankless water heater at a cost of \$2200.00.

Upon a motion duly made by Michael Cochran, seconded by Gary Ebreck and carried, the Board approved to accept the bid submitted by Arnett's Plumbing at a cost of \$2200.00.

Rules & Regs.: The January inspection report was reviewed. Letters were sent out as noted on the report.

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

UNFINISHED

BUSINESS:

New Pool Furniture: It was noted that the new pool furniture is ready for delivery. Arrangements will be made for pick up of the old furniture prior to delivery of the new.

Monument Wall: Tabled for further discussion.

Dog run/park: Tabled for further discussion/information.

NEW

BUSINESS:

Paved Area Review/Inspection: The Board reviewed a proposal from Davis Earth & Materials a consulting firm who would review the paved driveway areas and report on condition. The cost for this would be approximately \$3,000. It was agreed that this would be

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tabled until a later date.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on March 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 7:15 p.m.

ATTEST: _____

DATE: _____