

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**March 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 March 14, 2007, at the community pool area, San Diego, CA.,

**ATTENDANCE:**

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

Directors Absent: Jerry Varon, Vice President

Others Present: Ann Andreola and Jackie Hodges, representing The Prescott Companies, and 3 homeowners.

**CALL TO ORDER:**

The meeting was called to order at 6:40 p.m. by James Lanflisi, Board 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 Michael Cochran, seconded by James Lanflisi and carried, the minutes of the February 14, 2007, Regular Meeting were approved as submitted.

**FINANCIAL REPORT:**

The Board reviewed a copy of the February financial statement. As of February 28, 2007, the Association's accounts held the following:

Operating	\$36,254.75
Account Receivable	\$7,889.40
Prepaid Insurance	\$2,727.00
Reserves	\$523,298.80
Total Assets	\$570,169.95
Delinquencies	\$7,889.40

Upon a motion duly made by Michael Cochran, seconded by Gary Ebreck and carried, the Board accepted the February 28, 2007 financial statement subject to year-end review.

Delinquent Accounts: The board reviewed the report on delinquent assessments. It was noted that one account had been forwarded

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MINUTES – March 14, 2007  
Page Two

the attorney's office for collection, but that no update had been received. Management requested that further discussion on this item take place in an Executive Session following the regular meeting.

**MANAGEMENT  
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE  
REPORTS:**

**Landscape:** Management reported that Pacific Properties will have the landscape improvement preliminary plan ready within the next week. It was agreed that a Special Meeting of the Board will be held on March 29, 2007 at 6:30 p.m. to review and discuss the plan.

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

**Maintenance:** The Board reviewed a report for the repair/replacement of the poles on the post lamps throughout the community. It was agreed that two of the noted area did not appear to be needed.

Upon a motion duly made by Michael Cochran, seconded by Karen Walter and carried, the Board approved to accept the bid submitted by CBS at a cost of \$2,435.00 (less the two posts) to perform the necessary posts repairs/replacement.

The Board discussed replacement of the wall lights in the recreation area and reviewed replacement fixtures to match the post lights.

Upon a motion duly made by Michael Cochran, seconded by Karen Walter and carried, the Board approved to purchase 9 replacement fixtures and one spare fixture at a cost of \$100 each, to change out the wall lights with lights to match the post lamps. CBS will be asked to install once purchased.

**Architectural:** The following requests were reviewed:

3429 Mission Mesa Way – Installation of Security Screen Door.  
Approved.

**Pool/Spa:** It was noted that the new furniture had been delivered

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
MINUTES – March 14, 2007  
Page Three

and put in place.

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

**Newsletter:** Items for the next newsletter were requested.

**UNFINISHED**

**BUSINESS:**

Monument Wall: Tabled for further discussion.

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

**NEW**

**BUSINESS:**

Cleaning/Recoating of Stucco and Paint: Management will solicit information on power washing, cleaning or recoating of the stucco of the buildings as well as painting the trim. Information will be requested for a change of color schemes to be reviewed.

**NEXT MEETING**

**DATE:**

The next scheduled meeting of the Board will be held on April 11, 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. into an Executive Session of the Board of Directors to discuss third party contracts.

**ATTEST:** \_\_\_\_\_

**DATE:** \_\_\_\_\_