

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 9, 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 May 9, 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, representing The Prescott Companies and several homeowners.

**CALL TO ORDER:**

The meeting was called to order at 6:35 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 Karen Walter, seconded by Gary Ebreck and carried, the minutes of the April 11, 2007, Regular and Executive Meetings were approved as submitted.

**FINANCIAL REPORT:**

The Board reviewed a copy of the April financial statement. As of April 30, 2007, the Association's accounts held the following:

Operating	\$ 19,017.58
Account Receivable	\$ 8,862.40
Prepaid Insurance	\$ 8,468.00
Reserves	\$532,792.38
Total Assets	\$569,140.36

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and carried, the Board accepted the April 30, 2007 financial statement subject to year-end review.

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Delinquent Accounts: The board reviewed the report on delinquent Assessments. It was noted that at the end of April there was \$8,862.40 in outstanding assessment payments. Accounts are being collected in keeping with the association's Collection Policy.

**MANAGEMENT  
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE  
REPORTS:**

Landscape: It was noted that Mike Farior of Pacific Properties was hospitalized and therefore there was no additional draft of the overall landscape plan.

Mission Vista Slope Replanting: The Board discussed the replanting of the slope at the 7900 block of Mission Vista. Del Mar Landscape has been requested to submit an estimated cost to replant the slope using various trees and shrubs. It was noted that Frank is working with John of Pacific Properties to obtain an exact count of what will be required. Management also noted that the matter of the removal of the trees and replanting of this area has been turned over to Pam Jones of the City Code Enforcement, but that she had stated she was not the correct representative for the Mariposa area. Ms. Jones will give this matter over to the correct contact for follow up.

Stump Removals: The Board revisited the bid from San Diego Tree Care for the removal of stumps on the slope at a cost of \$150 per stump. To remove all of the stumps on the Mission Vista slope it would run \$5,250.00. Pacific Properties had noted that this was an excellent price for stump removal.

Upon a motion duly made by Michael Cochran, seconded by Karen Walter and carried, the Board approved the acceptance of the bid for stump removal on the Mission Vista slope.

Pest Control: Dewey Pest Control will be asked to review the areas along the canyon to see if more bait station/rat control is needed.

Maintenance: It was noted that the wall light fixtures for the recreational area had been installed.

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Lifting of Walkway – 7894 Mission Vista: The Board reviewed a bid from Community Building Services to replace the concrete by 7894 Mission Vista way at a cost of \$1,054.00. Discussion arose as to whether or not the area could be ground down rather than replaced. Management also noted that two additional bids had been solicited.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and carried, the Board approved to repair the area at a cost not to exceed \$1,054.00 contingent upon confirmation that the area cannot be ground down instead of replaced and receiving the lowest bid for the job.

Architectural: The following requests were reviewed:

7950 Mission Vista Dr. – Replacement of porch lights. Approved.

Pool/Spa: There were no pool issues to be discussed.

Rules & Regs.: The April 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.

Power Washing/Painting of Buildings: Management presented some preliminary color schemes submitted by Vista Paints and noted that Frazee Paints is also working on preparing some computer enhanced photos showing various color schemes. The Board also discussed the benefit of painting versus Fog Coating and the cost involved. Several owners offered to assist the Board regarding some research on whether or not painting would be beneficial.

**NEW  
BUSINESS:**

Reserve Study Update: The Board reviewed a proposal from Intraspect to perform the annual update of the reserve study.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried, the Board approved to accept the proposal

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submitted by Intraspect at a cost of \$795.00. The results of the update will be used when preparing the budget for the next fiscal year.

**NEXT MEETING**

**DATE:** The next scheduled meeting of the Board will be held on June 13, 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 7:40 p.m.

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

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