

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 11, 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 July 11, 2007, at the community pool area, San Diego, CA.

ATTENDANCE:

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

Directors Absent: Michael Cochran, Treasurer
One Vacancy

Others Present: Ann Andreola, representing The Prescott Companies and several homeowners.

CALL TO ORDER:

The meeting was called to order at 6:30 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 James Lanflisi, seconded by Karen Walter and carried, the minutes of the May 9, 2007, Regular Meeting was approved as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the May and June financial statements. As of June 30, 2007, the Association's accounts held the following:

Operating	\$ 12,285.50
Account Receivable	\$ 10,469.40
Prepaid Insurance	\$ 8,811.97
Reserves	\$537,794.42
Total Assets	\$569,361.29

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and carried, the Board accepted the May 31, 2007 and June 30, 2007 financial statements 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 June there was \$10,469.40 in outstanding assessment payments. Accounts are being collected in keeping with the association's Collection Policy.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and carried the Board unanimously approved to record liens/refer for foreclosure the APNS listed in the attached Resolutions.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Tree/Stump removals: The Board discussed removing the remainder of the trees behind the 3600 block of Mission Mesa. The attorney will be asked to give an opinion on whether or not the Board should move forward with removing the few trees that are half removed, but were held up when the city intervened and to remove stumps of the trees that were previously removed.

Mission Vista Slope Replanting: The Board discussed the replanting of the slope at the 7900 block of Mission Vista. In keeping with the improvement plan, Pacific Properties has been asked to review the proposed plant/trees for the slope and mark the area for placement of the new material. Del Mar Landscape will be asked to submit a cost for Board approval and once approved the work will commence.

Improvement to Pool Area Landscape: The Board review proposed improvements for the plant material inside and outside of the pool area. Members in attendance were shown a computer generated photo of the proposed improvements and there were no objections to the changes to be made. Del Mar Landscape will be asked to submit a cost to make the changes for Board approved.

Tree Removal 3470 Mission Mesa: Management reported that the City of San Diego had written to the association stating that a portion of the sidewalk outside of 3470 Mission Mesa was lifting due to damage from tree roots from a Fichus tree planted in the common area. The city will not make the repair to the sidewalk and is looking to the association to cut back the roots of the tree and

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make the necessary repairs to the side. Del Mar Landscape has indicated that because the roots of this tree have been cut back several times previously, that the roots should not be cut back further as the tree may fall. The Board approved to have the tree, stump and roots removed. Once removed the sidewalk will be repaired and the lawn revamped.

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

Maintenance: **Perimeter Wall Repair:** A decision on this item was tabled to allow for additional information to be gathered for the extension of the wall. Should the wall be extended, the repairs and extension would be done at the same time.

Architectural: There were no architectural issues to be addressed.

Pool/Spa: Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried, the Board ratified their approval for replacement of the spa filter at a cost of \$1100.00.

The Board reviewed notification from B & H Pool Service that they will increase their monthly contract by \$15 per month effective July 1, 2007.

Rules & Regs.: The June inspection report was reviewed. Letters were sent out as noted on the report. Management reported that they will continue to follow up with an owner regarding a wrong installation of a satellite dish.

Violation of Pet Rules: Management stated that they had received reports of violation of the pet rules, whereby owners were allowing their pets outside the unit without being secured on a leash and not picking up after the pet. The party registering the complaint had requested that the Board consider installing signs to remind owners of the need to keep their pet on a leash and to clean up after them. The Board approved the purchase of two signs to be placed on the fence of the greenbelt areas behind the homes on Mission Vista.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Monument Wall: Tabled for further discussion.

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

Power Washing/Painting of Buildings: Discussion tabled.

**NEW
BUSINESS:**

Reserve Study Update: The Board reviewed the update of the most recent reserve study reflecting that the association is 84% funded in reserves. Figures from the Reserve Study will be used to prepare the budget for the 2008 fiscal year.

2008 Budget Preparation:

The Board reviewed a draft budget outlining operating and reserve expenses anticipated for the fiscal year 2008. A final decision on the budget will be reached at the August meeting.

Resignation of Board Member: The Board reviewed a letter submitted by Jerry Varon, resigning from the Board of Directors.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and carried, the Board regrettfully accepted Jerry Varon's resignation.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on August 8, 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. into an Executive Session of the Board to discuss Collection Action and personnel issues.

ATTEST: _____

DATE: _____