

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – August 8, 2007
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Account Receivable	\$ 10,634.40
Prepaid Insurance	\$ 8,051.00
Reserves	\$543,292.38
Total Assets	\$575,660.19

Upon a motion duly made by Michael Cochran, seconded by Karen Walter and carried, the Board accepted the July 31, 2007 financial statements subject to year end review.

The Board discussed the recoding of expense for tree removal.

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and carried, the Board approved the recoding of the tree removal program to be paid from reserves and to transfer the appropriate funds of \$21, 058.00 to the operating account to cover this expense.

Delinquent Accounts: The board reviewed the report on delinquent Assessments. It was noted that at the end of July there was \$10,634.40 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 against the APNS listed in the attached Resolutions.

Investment of Reserve Funds: Jennifer Werve of Morgan Stanley, addressed the Board regarding investment of the reserve funding noting a change in Morgan Stanley's policy regarding deposits made. Jennifer will be asked to contact the association's CPA to clarify interest paid to see if a change in the investment program is necessary.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: It was noted that the Board had met in an Executive Session on August 7, 2007 to meet with representatives of Del Mar Landscape to go over contract concerns. At that meeting, the Board approved a bid from Del Mar for the pool landscape improvement and replanting of the slope at the 7900 block of Mission Vista at a total cost of \$8,742.78.

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Tree/Stump removals: The Board reviewed a bid from San Diego Tree Care to remove the tree stumps on the slope facing Mission Gorge Rd. In preparation of changes to be made to this area, it was advised to move forward with the stump removal. San Diego Tree Care submitted a cost of \$150 per stump. The bid also included pruning of (5) five Carrotwood trees at 3520 Mission Mesa, removal of (1) one Carrotwood tree at 3514 Mission Mesa that is causing damage to the walkway, and pruning of (2) two Carrotwood trees at 3514 Mission Mesa. The board also reviewed a bid from San Diego Tree Care for the removal of a Ficus tree at 7980 Mission Vista as it is lifting the walkway and removal of a dead Eucalyptus tree near 7914 Mission Vista Drive.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and carried, the Board approved the work submitted by San Diego Tree Care at a total cost of \$5,585.00.

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.

Architectural: There were no architectural issues to be addressed.

Pool/Spa: It was noted that during the month approval was given to replace the spa heater control panel at a cost of \$1,000.

Rules & Regs.: The July inspection report was reviewed. Letters were sent out as noted on the report. Management reported that letters sent to owner for pet violations had resulted in both owners responding that the information presented was not accurate.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Monument Wall: Tabled for further discussion.

Dog run/park: James Lanflisi noted that several calls to the attorney for the Quarry had resulted with no clear answer on whether or not the flat area belonging to the Quarry could be used as a dog run area.

Power Washing/Painting of Buildings: It was noted that an Ad Hoc

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Committee had been established to review possible color schemes for the buildings and that once compiled, this information would be presented to the membership for review/comment.

2008 Budget: The Board discussed several line items noted on the draft budget. It was noted that Del Mar Landscape had indicated a possible increase to their monthly contract of up to \$1,720 per month. They had noted that they had not requested an increase since 2002. If this were to occur, it would result in an approximate increase of \$9 per month to cover this line item alone.

**NEW
BUSINESS:**

Reproduction of Building Plans: The Board discussed the benefit of having unit building plans reproduced to be available for members use. It was noted that the plans were structural only and did not clearly define the wiring and plumbing for the units. The Board decided not to reproduce the plans.

Concrete of Driveways: The Board discussed the possibility of changing out driveways to concrete rather than the asphalt. It was noted that the next time the driveways are done, it will be necessary to take them all the way down and do an overlay. Management will solicit costs for the overlay as well as cost to change driveways over to concrete.

NEXT MEETING

DATE:

The next scheduled meeting of the Board will be held on September 12, 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 8:05 p.m.

ATTEST: _____

DATE: _____