



MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
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Account Receivable	\$ 9,893.40
Prepaid Insurance	\$ 7,292.00
Reserves	\$528,874.55
Total Assets	\$553,409.82

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

Delinquent Accounts: The board reviewed the report on delinquent Assessments. It was noted that at the end of August there was \$9,893.40 in outstanding assessment payments. Accounts are being collected in keeping with the association's Collection Policy.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried the Board unanimously approved to record a lien against the APN# 456-544-23-00.

Investment of Reserve Funds: Management reported that Jennifer Werve, representative of Morgan Stanley, had spoken with the association's CPA to determine the tax bracket for the association and had reported that the present investment funding program was best suited for investment. If the Board wanted, they could remove the annual 10% withdrawal allowed from the long term investment and invest these funds in the short term program. The Board reached a decision to leave the funds invested as is for the time being.

**MANAGEMENT  
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE  
REPORTS:**

Landscape: The Board reviewed a proposal submitted by Del Mar Landscape for the hand pruning of shrubs. It was agreed that this method of pruning would not be addressed at this time.

The Board reviewed a proposal submitted by Del Mar Landscape for treatment/de-thatching of the lawn area by 3470. It was noted in the proposal that much of the method to be used is generally handled annually by Del Mar. Management will ask Del Mar to give an explanation of why the cost would be so high and what the difference was between the new method and what Del Mar generally does as part of their contract. Also, to submit a cost to do

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all affected lawn areas at one time, to see if this would reduce the cost if machinery that would be rented.

Landscape Committee: Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and carried, the Board appointed a Landscape committee naming Larry Lindsey as the Chair of the community and appointing members who were interesting in serving on this committee. The purpose of the committee would be to review the proposed improvement plan for the community and to give ideas/suggestions on areas to be addressed.

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.

Management reported that the panel in the men's rest room needed to be completely replaced and was on order. It was suggested that the panel be installed using lag bolts or one way screws to prevent tampering.

Architectural: The Board approved the installation of an exterior wall light submitted by the owner of 3584 Mission Mesa.

Pool/Spa: It was noted that the spa timer does not appear to be working properly and that the jets are not shutting off at 11:00 p.m. Management will address this with B&H Pool Service.

Rules & Regs.: Management stated that reports were received regarding the use of the pool facilities after hours. A cardkey report was run and letters sent to the owner using the facilities after hours.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED  
BUSINESS:**

Monument Wall: Tabled for further discussion.

Power Washing/Painting of Buildings: It was noted that an Ad Hoc Committee had been established and member present were invited to submit their name to serve on the committee. Names of members volunteering will be given to Julie Ebreck Chair of the

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Committee. Member Don Caldwell, an experience painting contractor, volunteered to serve on the committee to guide them and to assure that proper specifications were prepared for bidding purposes. Don further noted that he was interested in bidding for this program once developed.

2008 Budget: The Board reviewed and discussed funding for the 2008 fiscal year. It was noted that an increase was evident due to reserve funding needs as well as operating expenses.

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried, the Board approved the budget reflecting an increase of \$10 per unit per month.

**NEW  
BUSINESS:**

Change to Driveways: At the last meeting, Management was requested to look into the approximate cost to change the driveways from asphalt to concrete. It was noted that it would run a minimum of 3 times the amount to make this change, or a minimum of \$300,000. This change will not be addressed at present.

Annual Meeting Preparation: It was noted that the Annual Election and Membership Meeting will be held on October 10, 2007 at 6:30 p.m. at the pool area. There are two seats open for election. Three candidates have submitted their name for election.

Inspector of Election: Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and carried, the Board appointed Ann Andreola to serve as the Inspector of Election.

**NEXT MEETING**

**DATE:** The next scheduled meeting of the Board will be held on October 10, 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 9:20 p.m.

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

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