

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**February 13, 2008**

**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 February 13, 2008, at the community pool area, San Diego, CA.

**ATTENDANCE:**

Directors Present: Jim Cauley, President  
Karen Walter, Vice President  
Gary Ebreck, Treasurer  
Larry Lindsey, Secretary

Directors Absent: James Lanflisi, Director

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 Jim Cauley, Board President.

**HOMEOWNER COMMENTS:**

The Board agreed that based on the opinion submitted by the association's attorney, that recording of the homeowner comment portion of the meeting would remain as previously recorded.

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 Jim Cauley and carried, the minutes of the January 9, 2008 Organizational and Regular Meetings were approved as submitted.

**FINANCIAL REPORT:**

The Board reviewed a copy of the January financial statement. As of January 31, 2008, the Association's accounts held the following:

Operating	\$ 28,211.45
Account Receivable	\$ 9,954.85
Prepaid Insurance	\$ 3,497.00
Reserves	\$560,492.01
Total Assets	\$602,155.31

Upon a motion duly made by Larry Lindsey, seconded by Gary Ebreck and carried, the Board accepted the January 31, 2008 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 January there was \$9,954.85 in outstanding assessment payments. Accounts are being collected in keeping with the association's Collection Policy.

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried the Board unanimously approved to write off the outstanding balance on account #35410-1-343-3 in the amount of \$2,072.50 and account #35410-1-312-2 in the amount of \$1,893.50 as bad debt, due to the homes being foreclosed by the first mortgage holder.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and carried, the Board approved to record a lien against APN# 4456-544-37-00 if the owner does not bring their account current within the appropriate time frame.

**MANAGEMENT  
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE  
REPORTS:**

Landscape: Tree Trimming/Removal: Management reported that a letter had been sent to the City of San Diego requesting permission to remove the 20 Eucalyptus trees on the slope behind the 3600 block of Mission Mesa. The city responded, but has not given authorization as yet. Jim Cauley will pursue this further with the city during the next month.

The Board reviewed bids for the trimming of Carrotwood and Ficus trees and for the removal of the 20 Eucalyptus.

Upon a motion duly made by Karen Walter, seconded by Larry Lindsey and carried, the Board approved to accept the bid submitted by San Diego Tree Care at a cost of \$15,500 for the trimming of the Carrotwood Trees and removal of the Eucalyptus contingent upon authorization from the City of San Diego. San Diego Tree Care will also be asked to trim the Ficus trees.

Committee Member Appointment: Upon a motion duly made by Larry Lindsey, seconded by Gary Ebreck and carried, the Board appointed the following members to serve on the Landscape Committee:

Ed Harris, Barbara Wilmot, Dan Eubanks, James Russell, Kristal Carvalho, Helga Lewis, Stephanie Murphy, Stephanie Dale, Cathy Carter.

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Landscape Committee Recommendations: The Board reviewed the recommendations for improvements submitted by the Landscape Committee.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and carried, the Board approved to move forward with the recommendations noted on Page 1 of the report, showing improvements along the 7800-7900 block of Mission Vista at an estimated cost of \$1,033.66. San Diego Tree Care will be asked to handle two trees items noted in this area. Removal of a Ficus tree at 7910 and trimming of a Eucalyptus tree at 7888.

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

Maintenance: Gutter Cleaning Bids: The Board reviewed three bids for the cleaning of the gutters on all buildings. Due to the expense, the Board opted to put an item in the newsletter asking owners who feel their lower gutters require cleaning, to notify management and to address gutter cleaning on an as needed basis.

Architectural: The Board reviewed a request submitted by 7910 Mission Vista Drive, to install a tankless water heater. This item was approved.

Pool/Spa: The Board reviewed information for security cameras and dummy security cameras that could be installed at the pool area. It was agreed that no action would be taken due to possible liability to the association.

Rules & Regs.: There were no rule issues to be addressed.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED**

**BUSINESS:**

Power Washing/Painting of Buildings: Chris Moore, Chair of the Committee addressed the Board stating that the committee is still gathering information for one more paint color scheme. It was agreed that preliminary bids would be obtained from Caldwell Painting and Prime Co., to get an understanding of what the project will cost. The Committee will forward prepared specifications to management for the bidding process.

**NEW**

**BUSINESS:**

Website Committee: Management reported that an owner had volunteered to serve on the website committee. The owner had been notified that there really is no website committee as there can

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only be one administrator for the website. However, owners are encouraged to submit items of interest or material that they feel would be beneficial to members, for review by the Board and posting on the website.

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

Upon a motion duly made by Jim Cauley, seconded by Larry Lindsey and carried, the Board approved to accept the proposal submitted by Intraspect at a cost of \$400.

River Park at Mission Gorge: Jim Cauley discussed information regarding plans for a new project that will be neighboring Mariposa. An item will be placed in the newsletter encouraging owners who have an interest in the project to attend the planning meetings where the project will be discussed.

**NEXT MEETING**

**DATE:**

The next scheduled meeting of the Board will be held on March 12, 2008 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 7:46 p.m.

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

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