

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 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 July 9, 2008, at the community pool area, San Diego, CA.

ATTENDANCE:

Directors Present: Karen Walter, Vice President
Gary Ebreck, Treasurer
Larry Lindsey, Secretary
James Lanflisi, Director

Directors Absent: Jim Cauley, President

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 Karen Walter, Vice President. It was noted that an Executive Session of the Board had been held prior to the regular meeting to discuss Enforcement of the Rules and Regulations.

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 Gary Ebreck, seconded by Larry Lindsey and carried, the minutes of the June 11, 2008 Regular and Executive Meetings were approved as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the June financial statement. As of June 30, 2008, the Association's accounts held the following:

Operating	\$ 28,684.34
Account Receivable	\$ 8,083.54
Prepaid Insurance	\$ 6,974.00
Reserves	\$604,500.42
Total Assets	\$648,242.30

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and carried, the Board accepted the June 30, 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 June there was \$8,083.54 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 Gary Ebreck and carried, the Board approved to record a lien against the APNs noted on the attached resolution.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee: Larry Lindsey submitted a written report regarding the most recent inspection of the irrigation system noting that some adjustments were needed.

Tree Trimming/Removal: There was no update on this item. Calls have been made to the city, but there has been no response as yet.

Smart Landscape: Management reported that a representative of the Smart Landscape Program had called to say that some of the required information had not been submitted. The information has been passed to Del Mar Landscape for follow up. In addition, Gino Race, is gathering information on whether or not it is beneficial for the association to change the irrigation clocks to the weather controlled clocks and to participate in the city rebate program. Del Mar is also gathering information to submit a cost to install cages over the backflow devices to deter theft. This information should be available for the next meeting.

Pest Control: The Board discussed their concern regarding the service being provided by Dewey Pest Control. Management will solicit bids for monthly service for review by the Board at their next meeting.

Maintenance: There were no maintenance items to be addressed.

Architectural: The Board reviewed a request from 7950 Mission Vista for the installation of a patio gate. This item was approved.

Pool/Spa: Management reported that the spa timer had to be replaced and in the process of replacement some additional wiring/switch work was required.

Rules & Regs.: Management noted that letters were sent as a

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result of the monthly inspection.

Owner Request: The Board reviewed a request by an owner to leave a birdbath in the common area. After discussion, the Board denied the request based on setting a precedence and liability to the HOA.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Power Washing/Painting of Buildings: The Board reviewed results of the recent survey. It was felt that there was enough interest in the program to move forward.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried on a vote of 3 For and Larry Lindsey voting Against, to contract with Prime Co Painting to perform the work and to move forward with painting sample color schemes for view by the members and final vote on a color scheme. Management will request a contract for signing by the Board.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and carried on a vote of 3 For and Larry Lindsay voting Against, the Board approved taking a vote of the members for a one time Special Assessment of \$200 per unit, to help increase the reserve funds. Two separate ballots will be prepared for mailing to the members. One to vote on a color scheme and one for vote of the Special Assessment. Members will be required to return their ballots within a 30 day period.

**NEW
BUSINESS:**

There was no new business to be discussed.

**NEXT MEETING
DATE:**

The next scheduled meeting of the Board will be held on August 13, 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 7:57 p.m.

ATTEST: _____

DATE: _____