

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 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 August 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
James Lanflisi, Director

Directors Absent: None

Others Present: Ann Andreola, representing The Prescott Companies; Bill Butler, representing PrimeCo Paint Company and several homeowners.

CALL TO ORDER:

The meeting was called to order at 6:30 p.m. by Jim Cauley, President.

Exterior Painting Program: Bill Butler addressed the members in attendance regarding the process to be used for the painting of the exterior of buildings and the benefit of painting the stucco due to the age of the buildings. Questions from the attending members were addressed.

Barbara Wilmot presented a petition of member signatures requesting that the painting project be delayed as members had stated they were confused by the intended program and the ballot mailed. It was noted that some of the information being given by the members gathering the petition signatures was not accurate in that members had been told the stucco of the buildings was painted just five years ago. It was noted that the stucco on the buildings has never been painted.

Upon a motion duly made by Jim Cauley, seconded by Larry Lindsey and carried on a vote of 4 For and James Lanflisi abstaining, the Board approved to delay the program for 30 days to allow a letter to be mailed to the members clarifying the concerns noted. The ballot for change of exterior color will also be modified to a simpler format giving four choices and asking members to select one. The color scheme receiving the highest number of votes will be selected. It was also noted that the special assessment being requested has no bearing on the painting program and that exterior wood repairs are the responsibility of

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – August 13, 2008
Page Two

each owner.

**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 Larry Lindsey, seconded by Karen Walter and carried, the minutes of the July 9, 2008 Regular and Executive Meetings were approved as submitted.

**FINANCIAL
REPORT:**

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

Operating	\$ 38,988.43
Account Receivable	\$ 7,369.64
Prepaid Insurance	\$ 6,368.00
Reserves	\$612,614.40
Total Assets	\$665,340.47

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried, the Board accepted the July 31, 2008 financial statement subject to year end review.

Delinquent Accounts: The board reviewed the report on delinquent assessments. It was noted that at the end of July there was \$7,369.64 in outstanding assessment payments. Accounts are being collected in keeping with the association's Collection Policy.

Upon a motion duly made by Jim Cauley, seconded by Larry Lindsey and carried, the Board approved to record a lien against the APNs noted on the attached resolution.

Upon a motion duly made by Jim Cauley, seconded by James Lanflisi and carried, the Board approved to place the balances on three accounts where foreclosure has taken place, in the line item for Allowance for Doubtful Accounts for purposes of the year end report. These accounts are: 343-3; 312-1 and 291-2 for a total of \$4,508.64.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee: Larry Lindsey submitted a written report regarding the Landscape Committee's recent

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – August 13, 2008
Page Three

inspection. Larry requested that the board consider changing out some of the common areas where the ground cover is not doing well, to bark. Larry submitted a photo where bark had been used as a test area at no charge by Del Mar Landscape.

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried, the Board approved to change a 90 foot section of the common area along Mission Vista, to bark at a cost of \$1500.00.

Backflow Cages: Management submitted a bid from Del Mar Landscape to install cages over the eight backflow devices to deter theft of the devices.

Upon a motion duly made by Jim Cauley, seconded by Larry Lindsey and carried, the Board approved to move forward with purchasing cages for the backflow devices to deter theft after comparison bids have been requested and received, selecting the lowest bid received and not to exceed \$7,374.40

Tree Trimming/Removal: Jim Cauley reported that Tony Gangiatano of the City of San Diego had requested that all previous communication and reports be submitted to the Department of Developmental Services, who in turn will submit the information to Tony for final review and decision. Management will forward the appropriate documents.

The Board reviewed bids for tree trimming throughout the common areas.

Upon a motion duly made by Larry Lindsey, seconded by Karen Walter and carried, the Board approved to accept the bid submitted by Four Season Tree Care at a cost of \$11,201.00 for the 2008 program and to enter into a three year contract providing the prices quoted do not increase.

Smart Landscape: Management reported that Del Mar Landscape has almost completed the retrofit of the irrigation heads in keeping with the city's the rebate program. They are also gathering information for change or modification to the irrigation clocks to participate in the city's rebate program for irrigation clocks and will submit a cost to the Board for review/consideration.

Pest Control: The Board discussed recent concerns regarding the service being provided by Dewey Pest Control. It was noted that the previous representative for Dewey had been placed back on the account and notices were again being left as requested. No

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – August 13, 2008
Page Four

change will be made.

Maintenance: There were no maintenance items to be addressed.

Architectural: Management reported that three pre-approved requests had been received.

- (1) 3550 Replace garage door;
- (2) 7884 Replace garage door and install screen door
- (3) Install screen door.

Pool/Spa: Management reported that the exit button for the pool gate is on order and expected to be repaired within a day or so. It was noted that a manual system should be in place in the event the button does not work or there is a power failure. Management will request information on this item and ask about a device to prevent opening the gate manually from the outside.

Rules & Regs.: Management noted that letters were sent as a result of the monthly inspection.

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Power Washing/Painting of Buildings: This item was discussed at the beginning of the meeting. Jim Cauley will work on a revision to the ballot and a cover letter of clarification on the program. The Board received a revised copy of the contract as re-written by the association's legal counsel for signing.

**NEW
BUSINESS:**

2009 Fiscal Year Budget Draft: A draft of the 2009 fiscal year budget was discussed. This item was tabled for further discussion at the September meeting.

**NEXT MEETING
DATE:**

The next scheduled meeting of the Board will be held on September 10, 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 8:20 p.m.

ATTEST: _____

DATE: _____