

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 10, 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 September 11, 2008, at the community pool area, San Diego, CA.

**ATTENDANCE:**

Directors Present: Jim Cauley, President  
Karen Walter, Vice President  
Gary Ebreck, Treasurer  
James Lanflisi, Director

Directors Absent: Larry Lindsey, Secretary

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 Jim Cauley, President.

Exterior Painting Program and Special Assessment Voting Results:  
Management reported that ballots had been opened and tabulated. A total of 121 votes were cast for the Special Assessment. 76 votes were in favor of the one time \$200 Special Assessment and 45 votes were against. Therefore the Special Assessment vote passed.

A total of 119 votes were cast for the Exterior Paint Color Scheme. A weighted ballot tabulation was used. Scheme B, painted at 7876 received the highest number of votes.

**HOMEOWNER COMMENTS:**

Time was set aside to allow owners in attendance to address the Board with items of suggestion/concern.

The Board discussed with attending members about the wood repairs. It was noted that if an owner feels that the noted work is not required or has other concerns, they should contact management to schedule for a time for a representative to meet with them to discuss and go over the noted items. Also if an owner's independent contractor differs in their opinion of what is needed, this information should be submitted to management in writing. The board and attending members also discussed painting of the under eaves and underside of the patios brown instead of the white to match the stucco.

**APPROVAL OF  
MINUTES:**

Upon a motion duly made by Karen Walter, seconded by Jim Cauley and carried, the minutes of the August 13, 2008 Regular Meeting were approved as submitted.

**FINANCIAL  
REPORT:**

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

Operating	\$ 40,572.39
Account Receivable	\$ 7,000.14
Prepaid Insurance	\$ 6,541.00
Reserves	\$613,377.50
Total Assets	\$667,491.03

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and carried, the Board accepted the August 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 August there was \$7,000.14 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 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: The Board reviewed the August inspection report. Management reported that the retrofit to the irrigation system in keeping with the Smart Landscape Program was completed and reimbursement from the city for this program should be forth coming. Management continues to work with Del Mar for information pertaining to the city rebate being offered for retrofit of the irrigation clocks.

Backflow Cages: Management reported that competitive bids were solicited with the best bid being received from BAJ Backflow at a cost of \$4,860 which includes the locks. Based on the Board's decision at the last meeting, the work was awarded to BAJ.

Tree Trimming/Removal: Jim Cauley has completed the city's required form for the purpose of scheduling a meeting with the city to go over the proposed plan. Jim will petition the city to allow the

same type of program to be performed each year, removing some trees and replanting where needed, to allow the association to eventually remove all of the Eucalyptus trees.

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

**Maintenance:** Interior Painting of Rest Rooms: The Board reviewed a bid submitted by PrimeCo to paint the interior of the rest rooms.

Upon a motion duly made by Karen Walter, seconded by Jim Cauley and carried, the Board approved the interior painting of the rest rooms at a cost of \$2,297.00 as submitted by PrimeCo.

**Architectural:** The Board reviewed a request submitted by 3464 Mission Mesa, to use TREX or synthetic wood material when replacing the patio cap.

Upon a motion duly made by Jim Cauley, seconded by James Lanflisi and carried, the Board approved the use of synthetic wood material providing that it is the correct size, both height and width.

**Pool/Spa:** The Board discussed changing over the exit system for the pool gate to a handle system. Jim Cauley will investigate this further. This item will be placed on the November agenda.

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

**Newsletter:** Items for the next newsletter were requested. A newsletter will be prepared after the October meeting.

**UNFINISHED  
BUSINESS:**

**Power Washing/Painting of Buildings:** Due to concerns voiced by attending members, the Board further discussed painting of the under eaves and underside of the patio covers white or brown. It was suggested that these areas not be painted at all as a cost savings. It was noted that it would be a very minimal cost savings as the labor would be required for masking off the areas in question. Also, to preserve the wood, it should be painted every 5 years. These areas have not been painted for more than 6 years.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and carried, the Board approved to amend the painting contract to allow the undersides of the eaves and patio covers to be painted brown.

It was further agreed that the start of the painting program would be

delayed one week to allow a first notice to go out to the members regarding the start date, where to look for painting notices and to announce the results of the vote.

2009 Proposed Budget: The Board reviewed a draft budget for the fiscal year 2009.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and carried, the Board approved the budget based on a monthly increase of \$15 per unit per month for a total monthly assessment of \$150 per month effective January 1, 2009.

The Board discussed the payment of the \$200 Special Assessment and agreed that owners will be allow a period of one year to pay this amount and given various options for payment. All funds will be placed in the Reserve Fund.

**NEW  
BUSINESS:**

Annual Meeting Preparation: Management reported that there are six candidates for the upcoming election. They are:

Stephanie Dale  
Gary Ebreck  
Michele Hamilton  
Kris Jones  
Karen Walter  
Gary Whaley

Inspector of Election: Upon a motion duly made by Karen Walter, seconded by James Lanflisi and carried, the Board appointed representatives of The Prescott Companies as Inspectors of Election.

Renewal of Third Party Contracts: To be discussed in an Executive Session of the Board following the regular meeting.

**NEXT MEETING**

**DATE:** The next scheduled meeting of the Board will be held on October 8, 2008 at 6:30 p.m., at the community pool area, San Diego, CA. This will be the Annual Election and Membership Meeting.

**ADJOURNMENT:** There being no further business to be discussed, the meeting was adjourned at 8:10 p.m.

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

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