

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2009

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 January 14, 2009, at the community pool area, San Diego, CA.

ATTENDANCE:

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

Directors Absent: None

Others Present: Tamee Snyder and Kristina Thomas representing The Prescott Companies and several homeowners.

CALL TO ORDER:

The meeting was called to order 6:30 p.m. by Jim Cauley, President. It was noted that an Executive Session of the Board had been held on November 12, 2008 directly following the Regular meeting and December 10, 2008 to discuss third party contracts.

HOMEOWNER COMMENTS:

Time was set aside to allow owners in attendance to address the Board with items of suggestion/concern. There was some interactive discussion regarding the landscape and management contract.

EXTERIOR PAINTING PROGRAM:

Bill Butler of PrimeCo Painting was in attendance and addressed the members in attendance regarding the ongoing project. Questions from the attending members were addressed.

APPROVAL OF MINUTES:

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and carried, the minutes of the November 12, 2008 Regular and Executive Meeting and the December 10, 2008 Executive Meeting were approved, as submitted.

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – January 14, 2009
Page Two

**FINANCIAL
REPORT:**

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

Operating	\$ 66,651.49
Reserves	\$500,909.82
Total Assets	\$567,561.31

Upon a motion duly made by Karen Walter, seconded by Jim Cauley and carried, the Board accepted the December 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 December there was \$14,141.49 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 Karen Walter and carried, the Board approved to record a lien against the APNs noted on the attached resolution with the following condition: The accounts listed on the resolution up for lien action must be three (3) months behind in their assessment payments.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee: The Board reviewed the November inspection report.

Homeowner Requests: The Board reviewed several landscape requests submitted by Members of the Association. The Board agreed to have the Landscape Committee review the requests with Green Valley Landscape upon start of their contract and notify the members of the transition period.

Smart Landscape Program: Nothing new was presented for discussion.

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – January 14, 2009
Page Three

Removal of Trees: There was some discussion regarding the City of San Diego approval needed for the removal of the trees behind the 3600 block of Mission Vista. Management was directed to stop payment on the previously issued check and issue a new check for an appointment to review the proposed plan.

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

Maintenance Report: There was no maintenance report for this meeting.

Architectural Report: The Board reviewed an application submitted by the owner of 3688 Mission Mesa for the installation of an A/C unit. Management previously informed the owner of the pre-approval process, however the owner elected to have the Board review the application.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and carried, the Board voted to deny the application as the owner did not submit plans using the most current application.

Pool Report: The Board reviewed three bids to retrofit the main pool gate. The Board decided to table this matter.

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

Newsletter: Items for the next newsletter were requested.

**UNFINISHED
BUSINESS:**

Exterior Painting of Buildings: There was some discussion regarding this ongoing program and the final inspection of the work completed. Management was directed to solicit bids for an inspection contractor for the Board's review.

**NEXT MEETING
DATE:**

The next scheduled meeting of the Board will be held on February 11, 2009 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 7:00 p.m.

ATTEST: _____

DATE: _____