

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 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 February 11, 2009, at the community pool area, San Diego, CA.

ATTENDANCE:

Directors Present: Gary Ebreck, Treasurer
Stephanie Dale, Secretary
James Lanflisi, Director

Directors Absent: Jim Cauley, President
Karen Walter, Vice President

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

CALL TO ORDER:

The meeting was called to order 6:30 p.m. by James Lanflisi, Director. It was noted that an Executive Session of the Board had been held directly prior to the Regular meeting on February 11, 2009 to address collections.

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 Stephanie Dale and carried, the minutes of the January 14, 2009 Regular Meeting 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	\$ 104,172.02
Reserves	\$ 471,361.21
Total Assets	\$ 575,533.23

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Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and carried, the Board accepted the January 31, 2009 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 January 2009 there was \$27,699.59 in outstanding assessment payments. However this report reflects \$12,657.84 in special assessment funds due at the end of 2009. Accounts are being collected in keeping with the association's Collection Policy.

As discussed in executive session and upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board approved foreclosure action against the APN noted on the attached resolution, should they fail to bring their account current with the following condition: The account must meet the minimum requirement to move forward with foreclosure action.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board approved to record a lien against two accounts noted on the attached resolution.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee: The Board reviewed the February landscape report submitted by Green Valley Landscape.

Homeowner Requests: The Board reviewed two bids submitted by Green Valley to address landscape requests submitted by Members of Association.

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and carried, the Board approved a bid submitted by Green Valley for the removal of a ficus tree and surface roots on the slope in front of 3652 Mission Mesa Drive and the installation of new sprinklers, removal of surface roots and reseeding of the grass area in front of 7892 Mission Vista Drive at a total cost not to exceed \$415.00.

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Smart Landscape Program: The Board reviewed a bid submitted by Green Valley Landscape for the replacement of the existing irrigation controllers with new Hydro point Wheater Trak smart controllers. The Board decided to table this matter.

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. As noted during the January 2009 meeting, Management presented a check for the fee to submit the proposed plan. Management was directed to mail the check to Jim Cauley.

Brush Abatement: The Board discussed the removal of brush from the slope above the quarry. Management was directed to solicit a bid from Green Valley Landscape.

Crabgrass: The Board reviewed a bid submitted by Green Valley Landscape for the treatment of crabgrass. The Board decided to table the matter until the Landscape Committee could further review.

Pest Control: There was discussion regarding the pest control contract. Management was directed to include this topic on the next agenda.

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

Architectural Report: The Board reviewed an application submitted by 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 James Lanflisi, seconded by Stephanie Dale and carried, the Board voted to approve the resubmitted application with no conditions.

Pool Report: The Board discussed the pool gate entry system and retrofitting the gate to allow free egress in the event the system fails. The Board decided to table this matter.

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Pool Clock: The Board discussed the replacement of a clock at the pool area. The Board elected to have the clock replaced.

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: The Board reviewed three bids for third party inspections of the buildings painted. The Board decided to table this matter until further clarification of one of the bids could be provided. In addition, Management was directed to solicit a bid for inspections of the rooftops only.

NEW BUSINESS: Special Assessment: An announcement was made reminding homeowners they have all of 2009 to pay for the \$200.00 special assessment.

Management Contract: The Board reviewed an amendment to the Management contract. The Board decided to table this matter.

Email Group Mail Out: The Board discussed a separate mailing to all members asking for them to supply their contact information and participate in an e-mail group.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board ratified their decision to issue a separate mailing for the purpose of an e-mail group.

Open Meetings: The Board discussed holding open meetings to allow for member comment throughout the course of the Regular Session.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board ratified their decision to hold open meetings for the purpose of allowing member comment throughout the course of the Regular Session.

Temporary Advisory Committee: The Board discussed appointing temporary advisory committees.

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Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board ratified their decision appoint temporary advisory committees.

Budget Committee: The Board discussed appointing a Budget Committee each year.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and carried, the Board ratified their decision to appoint a Budget Committee each year.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on March 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 8:15 p.m.

ATTEST: _____

DATE: _____