

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 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 March 11, 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: Kristina Thomas 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.

GREEN VALLEY LANDSCAPE:

Miguel Sibrian was in attendance and addressed the members regarding community landscaping. There was discussion regarding current and future landscape projects. Questions from the attending members were addressed

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 February 11, 2009 Regular Meeting were approved, as submitted. Jim Cauley and Karen Walter abstained their vote as they were not present for the February meeting.

FINANCIAL REPORT:

The Board reviewed a copy of the February financial statement. As of February 28, 2009, the Association's accounts held the following:

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Operating	\$ 116,252.66
Reserves	\$ 450,019.74
Total Assets	\$ 566,272.40

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board accepted the February 28, 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 February 2009 there were \$24,563.63 in outstanding assessment payments. However this report reflects unpaid special assessment funds due at the end of 2009. Accounts are being collected in keeping with the association's Collection Policy.

**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. It was noted the next inspection of the property is scheduled for March 23, 2009.

Removal of Groundcover: The Board reviewed a bid submitted by Green Valley for the removal of groundcover in front of the one car garages throughout the community and the installation of rocks.

The Board agreed to table this matter until the April meeting after the Landscape Committee could review two test areas. The materials to be used for the two test areas would be mulch and pea gravel.

Tree Removal: The Board reviewed a bid submitted by Green Valley for the removal of two Carrotwood trees near the pool area. The Board agreed to table this matter.

Brush Abatement: The Board reviewed a bid submitted by Green Valley for the removal of brush from the slope along the quarry. The Board agreed to table this matter. Management was directed to solicit additional bids for the Board's review during the April meeting.

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Smart Landscape Program: The Board reviewed a revised bid submitted by Green Valley Landscape for the replacement of the existing irrigation controllers with smart controllers. Green Valley reported the Association may be eligible for a grant from the San Diego County Water Authority Program.

Green Valley was instructed to submit an application for the program. The Board agreed to table this matter until the application has been reviewed.

Landscape Renovations: Management supplied a copy of the landscape renovation plans submitted by Pacific Properties to Stephanie Dale, Landscape Committee Chair.

Removal of Trees: There was some discussion regarding the City of San Diego approval needed for the removal of the eucalyptus trees behind the 3600 block of Mission Vista. Management reported a new check was issued and sent to Jim Cauley for the application of the proposed plan to the city.

Crabgrass: Management reported the bid submitted by Green Valley for the treatment of crabgrass throughout the community was pending review by the Landscape Committee during the March landscape inspection.

Four Seasons Tree Care Plan: The Board reviewed the tree care plan previously approved during the August 2008 Board of Directors meeting. It was noted the winter trimming described in the plan had been executed with the exception of the eucalyptus trees along the 3600 block of Mission Vista. Management was directed to instruct Four Seasons Tree Care to cease trimming of the eucalyptus trees pending review of the trees selected for removal.

Pest Control: The Board reviewed the Association's current contract for pest control.

Owl Boxes: In an effort to deter rodents, the Board discussed the placement of owl boxes on common area slopes.

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Upon a motion duly made by James Lanflisi, seconded by Jim Cauley and unanimously carried, the Board approved a not to exceed budget of \$300 for one owl box.

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

Architectural Report: The Board reviewed an Architectural application submitted for the installation of tile on the entrance of the home.

A motion was made by Jim Cauley to approve the application as submitted, however did not carry due to a lack of a second.

The Board agreed to deny the application submitted pending further review of the materials used. A portion of the tiles in the application are to be installed in the common area.

Pre-approved Improvements: The Board reviewed two applications for pre-approved improvements.

Pool Report: The Board reviewed a bid previously submitted by California Commercial Security to retrofit the pool gate with a leverset to allow free egress from the pool area without using the exit button.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the bid submitted by California Commercial Security to install a leverset to the existing pool gate at a cost not to exceed \$2,280 with the following condition: The gate must maintain a manual exit with the use of a key.

Removal of Pool Gate Entry System: The Board reviewed bids for the removal of the keyless pool entry gate system. The Board agreed to table this matter.

Pool Updates: Management reported the clock at the pool has been replaced and the Board authorized the installation of a pool lap lane.

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Rules and Regs. Report: Management reported the next inspection of the property is scheduled for March 23, 2009.

Newsletter: The Board reviewed a draft copy of the April 2009 newsletter.

Unfinished Business: Exterior Painting of Buildings: The Board reviewed a revised bid submitted by Summit Consulting for third party inspections of the recently painted buildings. The Board agreed to table this matter.

Management Contract: The Board reviewed an amendment to the Management contract.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and unanimously carried, the Board approved the amendment to the Management contract which calls for a 9% increase for 2009, a 9% increase for 2010 and standard CPI for 2011.

New Business: Towing Vehicles: The Board discussed the enforcement of the parking policy.

Volunteer: The Board reviewed a request from one of the owners interested in serving on one of the Committees.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board appointed Michelle Hamilton and Gary Whaley to the Redevelopment Committee.

Parking Request: The Board reviewed a request submitted by an owner for the consideration of marking the parking space immediately adjacent to their home as a handicapped space.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and unanimously carried, the Board denied the request.

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Backflow Reimbursement Request: The Board reviewed a request for reimbursement for testing of the backflow near the owner's home. Management reported this is an Association maintained backflow.

Upon a motion duly made by Jim Cauley, seconded by Karen Walter and unanimously carried the Board authorized the reimbursement in the amount of \$365.00.

Waiver of Collection Fees: The Board reviewed a request from a homeowner requesting the Board consider waiving collection fees. The Board agreed not to waive collection charges.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on April 8, 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 8:35 p.m.

ATTEST: _____

DATE: _____