

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 8, 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 April 8, 2009, at the community pool area, San Diego, CA.

ATTENDANCE:

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

Directors Absent: Jim Cauley, President

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.

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 Karen Walter, seconded James Lanflisi and unanimously carried, the minutes of the March 11, 2009 Regular Meeting were approved, as submitted.

FINANCIAL REPORT:

The Board reviewed a copy of the March financial statement. As of March 31, 2009, the Association's accounts held the following:

Operating	\$ 112,052.17
Reserves	\$ 462,437.74
Total Assets	\$ 574,489.91

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and unanimously carried, the Board accepted the March 31, 2009 financial statement subject to year end review.

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Delinquent Accounts: The board reviewed the report on delinquent assessments. It was noted that at the end of March 2009 there were \$20,304.96 in outstanding assessment payments. This amount is down by \$4,258.67 from the previous report. In addition, it was reported this total 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.

Gutter Cleaning: The Board reviewed information regarding the maintenance responsibility of the rain gutters.

**COMMITTEE
REPORTS:**

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

Additional Plant Material: The Board reviewed a bid submitted by Green Valley for additional plant material, as a result of the March landscape inspection.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the bid submitted by Green Valley for additional plant material at a cost not to exceed \$525.50.

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.

Brush Abatement: The Board reviewed three bids for the removal of brush from the slope along the quarry.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved the bid for removal of brush along the slope near the quarry submitted by Green Valley at a cost not to exceed \$6,960.00.

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Smart Landscape Program: The Board reviewed two bids submitted by Green Valley for the replacement of the existing irrigation controllers with smart controllers. Green Valley reported the Association is eligible for a smart landscape voucher in the amount of \$3,300.00. The Board reviewed the voucher valid through May, 2009. In addition, Management reported three of the seven existing controllers in the Association are malfunctioning and Green Valley replaced them temporarily with new controllers currently on loan.

Upon a motion duly made James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the replacement of the seven existing controllers with weather smart line controllers. In addition, the voucher will be used in the amount of \$3,300.00 and the bid will be awarded to Green Valley if they can match the comparative bid reviewed in the amount of \$11,730.00, to be paid from reserves.

Removal of Trees: The Board reviewed bids for the removal of seven eucalyptus trees from the slope behind the 3600 block of Mission Mesa.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board ratified their decision to approve the bid submitted by Green Valley at a cost not to exceed \$3,450.00.

Homeowner Request: The Board reviewed a request from an owner regarding some damage to the shrubbery next to their home as a result of the painting program. Management was directed to instruct Green Valley to monitor the area.

Pest Control: Management reported Dewey Pest Control will monitor the rodent bait stations on a weekly basis as opposed to twice a month, at no additional cost to the Association.

Maintenance Report: Management reported a request was issued to the City of San Diego, Street Maintenance department for the faded and chipping city street red curbs.

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Roof Inspections: The Board reviewed a bid submitted by Eric Johnson Roof Systems for inspections of the roofs through out the community.

Upon a motion duly made by James Lanfisi, seconded by Karen Walter and unanimously carried, the Board approved a not to exceed budget of \$7500.00 for the inspections and minor repairs of the roofs.

Architectural Report: The Board reviewed an Architectural application submitted by the owner of 3652 Mission Mesa for the installation of tile on the entrance of the home.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the architectural application with the following condition: The tiles on the entrance step must be placed in a manner that is temporary and the step must be restorable to its original condition within one (1) day notice of the Board.

New Application: The Board reviewed an application submitted the owner of 7950 Mission Vista to move the exterior hose bib.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the application submitted with no conditions.

Pool Report: Management reported California Commercial Security will be onsite April 2nd to retrofit the pool gate to allow exiting without the use of the keyless system, as a safety precaution.

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

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

Unfinished Business: Exterior Painting of Buildings: The Board appointed James Lanflisi, Stephanie Dale, Gary Whaley and Management to inspect and sign off on the final buildings painted.

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Towing Vehicles: The Board reviewed parking requests submitted by members of the Association.

New Business: Gardening Saturdays in the Hood: The Board discussed volunteers for minor landscape maintenance. Management provided the Board with information regarding the risks involved when an Association uses volunteers.

Social Event: The Board discussed organizing a social event. The Board agreed to table this matter.

Board and Committee Member Expo: Management provided an invitation to attend the Expo presented by The Prescott Companies on May 2nd.

Homeowner Request: The Board reviewed a request submitted by an owner regarding the condition of the asphalt on his driveway. Management was directed to solicit bids for the Board's review.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on May 13, 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 8:30 p.m.

ATTEST: _____

DATE: _____