

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**May 13, 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 May 13, 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. It was noted that an Executive Session of the Board had been held directly following the Regular meeting on April 8, 2009 to address collections.

**APPROVAL OF MINUTES:**

Upon a motion duly made by Karen Walter, seconded Gary Ebreck and unanimously carried, the minutes of the April 8, 2009 Executive and Regular Meeting were approved, as submitted.

**FINANCIAL REPORT:**

The Board reviewed a copy of the April financial statement. As of April 30, 2009, the Association's accounts held the following:

Operating	\$ 76,573.42
Reserves	\$ 468,385.42
Total Assets	\$ 544,958.84

Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried, the Board accepted the April 30, 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 April 2009 there were \$17,556.30 in outstanding assessment payments. This amount is down by \$2,748.66 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.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the placement of a lien against the account noted on the attached resolution.

Investment of Reserve Funds: Management reported the Association has one CD set to mature on May 26, 2009 and a representative from Morgan Stanley will be in attendance of the June meeting to discuss investment options with the Board. Furthermore, Management was directed to provide the most current rate sheets from CAB and Merrill Lynch for the Board's consideration via email.

Collection Policy: There was discussion regarding the Association's current collection policy.

**MANAGEMENT  
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE  
REPORTS:**

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

Additional Plant Material: The Board reviewed two bids submitted by Green Valley for additional plant material, as a result of the April 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 near 3616 Mission Mesa at a cost not to exceed \$530.00 with the following condition: The approval of the plant material will be authorized by the Landscape Committee Chair, Stephanie Dale.

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Upon a motion duly made by Stephanie Dale, seconded by James Lanflisi and unanimously carried, the Board approved the bid submitted by Green Valley for additional plant material near 3588 Mission Mesa at a cost not to exceed \$105.00.

Oleanders at Entry: The Board reviewed a bid submitted by Green Valley for the removal of the dying Oleanders on the slope of the entrance. The Board agreed to table this matter until the Landscape Committee could review the bid during the May landscape inspection.

Tree Care Plan: There was discussion regarding the Association's current three year tree care plan. In addition, the Board reviewed a bid for tree care service. The Board agreed to table this matter until the next trimming of the community trees is scheduled.

Removal of Groundcover: There was discussion regarding the removal of groundcover in front of the one car garages throughout the community. Management reported Green Valley will continue to install mulch free of charge and will only charge labor and material for the irrigation modifications. In addition, the Landscape Committee provided a report regarding the areas selected for removal. The Board agreed to table this matter until the Landscape Committee could provide a list of modifications to be given to Green Valley.

Smart Landscape Program: Management reported the seven smart controllers, approved by the Board during the April meeting are scheduled to be installed the week of the meeting.

Homeowner Request: The Board reviewed a request submitted by an owner for the installation of groundcover and replacement trees on the slope along the 3600 block of Mission Mesa.

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

**Maintenance Report:** Management reported the City of San Diego, Street Maintenance department painted the red curbs throughout the community.

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**Roof Inspections:** The Board reviewed a bid submitted by Eric Johnson Roof Systems for repairs to all of the building's roofs.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the bid submitted by Eric Johnson Roof Systems for the repairs to the roofs of all forty-three (43) buildings at a cost not to exceed \$20,000.00 to be paid from reserves.

**Slurry Seal and Repairs:** The Board reviewed three bids for a slurry seal and repairs to the community streets. The Board agreed to table this matter until July so that bids will be current at the time the work is anticipated to take place in September or October. In addition, the Board directed Management to solicit a more inclusive scope from the 3 who have bid; as well as additional bids.

**Architectural Report:** The Board reviewed correspondence from one of the members of the community regarding an architectural violation. Management reported a notice of violation was issued.

**Pre-approved Improvements:** The Board reviewed an application submitted for the installation of a screen or security door.

**Pool Report:** There were no pool items to be discussed.

**Rules and Regs. Report:** Management noted that letters were sent as a result of the inspection. In addition, the Board reviewed correspondence received in response to a courtesy notice that was issued. After discussion of the matter the Board agreed to provide the homeowner an extension of ninety (90) days to complete the repairs.

**Newsletter:** Items for the next newsletter were requested.

**Unfinished Business: Exterior Painting of Buildings:** The Board review a copy of the completed punch list for the inspections of the buildings previously not signed off.

**New Business:** The Board reviewed two proposals for the annual reserve study review, without site visit.

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Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal submitted by SCT Reserves for the annual reserve study review at a cost not to exceed \$500.00.

Association Documents: There was discussion regarding the disposal of the older Association documents.

**NEXT MEETING**

**DATE:** The next scheduled meeting of the Board will be held on June 10, 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 8:16 p.m.

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

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