

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 10, 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 June 10, 2009, at the community pool area, San Diego, CA.

ATTENDANCE:

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

Directors Absent: Karen Walter, Vice President

Others Present: Tamee Snyder and 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 prior to the Regular meeting to address legal issues.

MORGAN STANLEY:

Dan Haskard, a representative from Morgan Stanley was present and introduced himself to the Board of Directors and the members in attendance. There was discussion regarding future reserve investment options. Dan Haskard requested he be placed on the July Agenda to present his reserve investment recommendation.

APPROVAL OF MINUTES:

Upon a motion duly made by Gary Ebreck, seconded Stephanie Dale and unanimously carried, the minutes of the May 13, 2009 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:

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – June 10, 2009
Page Two

Operating	\$ 67,885.02
Reserves	\$ 499,176.55
Total Assets	\$ 567,061.57

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board accepted the May 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 May 2009 there were \$15,624.09 in outstanding assessment payments. This amount is down by \$1,932.21 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.

Collection Policy: There was discussion regarding the Association's current collection policy. Management was directed to include this topic on the next Agenda to discuss proposed revisions to the current policy.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

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

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.

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board approved the bid submitted by Green Valley at a cost not to exceed \$1,320.00. Furthermore, Management is to notify Green Valley final approval of the location of the new plant material will be approved by Stephanie Dale.

Smart Landscape Program: There was discussion regarding the placement of the manufacturer provided weather stations and the placement of the posts.

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MINUTES – May 13, 2009
Page Three

Removal of Ficus Trees: The Board reviewed a bid submitted by Green Valley for the removal of two ficus trees in front of units 3658 and 3650 Mission Mesa.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the bid submitted by Green Valley at a cost not to exceed \$910.00.

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

Maintenance Report: Management reported the approved repairs to all of the building's roofs was in progress and scheduled to continue through the third week of June.

Architectural Report: The Board reviewed needed updates to the Architectural application.

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 monthly inspection.

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

Unfinished Business: Exterior Painting of Buildings: Program finished. There was some discussion regarding the completed wood repairs.

New Business: Resignation of Board Member: The Board reviewed a formal letter of resignation submitted by Jim Cauley.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board accepted the resignation, effective immediately.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on July 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 9:15 p.m.

ATTEST: _____

DATE: _____

