

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

ATTENDANCE:

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

Directors Absent: Stephanie Dale, Secretary

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 on June 10, 2009 to discuss 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 reserve investment options.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board approved the purchase of a \$150,000.00 6 year fixed annuity with Pacific Life.

APPROVAL OF MINUTES:

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the minutes of the June 10, 2009 Regular and Executive Meeting were approved, as submitted.

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**FINANCIAL
REPORT:**

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

Operating	\$ 33,715.92
Reserves	\$ 516,609.21
Total Assets	\$ 550,325.13

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board accepted the June 30, 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 June 2009 there were \$14,753.08 in outstanding assessment payments. This amount is down by \$871.01 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 revisions to the Association's current collection policy.

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board approved sending the proposed Collection Policy change to the Members for a thirty (30) day review noting the following changes: Late charges will be assessed after thirty (30) days, late letters will be issued and charged after forty-five (45) days and pre-liens will be filed after fifty-five (55) days.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

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

Removal of Groundcover: The Board reviewed a bid submitted by Green Valley for the removal of the groundcover near the garages in various locations selected by the Landscape Committee.

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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 \$1,606.00.

Smart Landscape Program: The Board reviewed bids to paint the seven weather station posts throughout the community. The Board agreed to table this matter.

Pest Control: Management reported additional bait stations were placed near the quarry slope. In addition, a representative from the City Vector Control reviewed the area and indicated with the current level of service, the Association is doing everything possible to control the rodent population.

Maintenance Report: The Board reviewed a lighting contract for the Association maintained lights. The Board agreed to table this matter. Management was directed to include a newsletter article indicating the Association is on an as reported basis with the common area lights and to contact Management to report needed maintenance.

Barrier Posts: The Board reviewed three bids for the painting of the barrier posts throughout the community.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved the bid submitted by Pro-Tech Painting at a cost not to exceed \$500.00. The posts are to be painted all one color, safety yellow.

Architectural Report: There were no pending Architectural items to discuss.

Pool Report: Management reported the Association pool was closed twice by County Health and Department for unsafe chlorine levels. In both instances the Association's pool vendor, B&H Pool Service, responded quickly and the pool was re-opened within several hours. The Board agreed not to solicit bids for contract pool service.

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

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

Unfinished Business: Exterior Painting of Buildings: Program finished. There was some discussion regarding the pending items that need to be addressed by PrimeCo.

Towing Vehicles: The Board reviewed parking violation notices and a replacement parking signs provided by JC Towing at no cost to the Association. The Board signed the agreement with JC Towing, however the agreement does not allow for random patrol.

New Business: There were no new business items to discuss.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on August 12, 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 8:20 p.m.

ATTEST: _____

DATE: _____