

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 12, 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 August 12, 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: 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.

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 prior to the Regular Session to address enforcement issues and collections.

APPROVAL OF MINUTES:

Upon a motion duly made by Gary Ebreck, seconded by James Lanflisi and carried, the minutes of the July 8, 2009 Regular Session Meeting were approved, as submitted. Stephanie Dale abstained her vote.

FINANCIAL REPORT:

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

Operating	\$ 62,622.77
Reserves	\$ 531,876.17
Total Assets	\$ 594,498.94

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Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board accepted the July 31, 2009 financial statement subject to year end review, pending questions presented by the Board during the meeting.

Delinquent Accounts: The board reviewed the report on delinquent assessments. It was noted that at the end of July 2009 there were \$13,067.05 in outstanding assessment payments. This amount is down by \$1,686.03 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.

**COMMITTEE
REPORTS:**

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

Additional Plant Material: The Board reviewed bids submitted by Green Valley for additional plant material through out the community. The Board agreed to table this matter.

Planter Areas: The Board reviewed a bid submitted by Green Valley to fix several planter areas noted during the July landscape inspection. The Board agreed to table this matter.

Tree Removal: The Board reviewed a bid submitted by Green Valley for the removal of two dead Myoporium trees. The Board agreed to table this matter until the Landscape Committee could review the trees during the next inspection of the community.

Tree Replacement: The Board reviewed a bid submitted by Green Valley for the removal of one dead Plum tree near 3438 Mission Mesa. The bid included replacement of the tree.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried the Board approval the removal of one dead Plum tree at a cost not to exceed \$100.00.

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Tree Care Plan: The Board reviewed two bids for the spring and summer tree trimming.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved a not to exceed budget of \$3,950.00 to be awarded to Four Seasons Tree Care.

Pest Control: There were no pending items to be discussed.

Maintenance Report: Barrier Posts: Management reported painting of the barrier posts will take place on August 19th and 20th.

Retaining Wall: The Board reviewed one bid for the partially collapsed wall on Mission Gorge. Management will present additional bids for the Board's consideration prior to the September meeting.

Maintenance Contractor: The Board reviewed two bids for general maintenance in the community. The Board agreed to table this matter.

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

Pool Report: There were no pending pool items to discuss.

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 September 2009 newsletter.

Unfinished Business: There were no unfinished business items to discuss.

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New Business: 2010 Draft Reserve Study: The Board reviewed the 2010 draft reserve study prepared by SCT Reserves.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the 2010 reserve study prepared by SCT Reserves, as presented.

Inspectors of Election: Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board appointed representatives of The Prescott Companies as Inspectors of Election.

Correspondence: The Board reviewed an article of correspondence from one of the Association members.

NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on September 9, 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 8:05 p.m.

ATTEST: _____

DATE: _____