

MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 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 September 9, 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: Bill Beasley and Kristina Thomas representing The Prescott Companies and several homeowners.

CALL TO ORDER:

The meeting was called to order at 6:30 p.m.

GREEN VALLEY LANDSCAPE:

Miguel Sibrian and Ricardo Delgado from Green Valley Landscape were in attendance and addressed the members in attendance regarding the community landscaping.

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 Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the minutes of the August 12, 2009 Regular and Executive Session Meeting were approved, as submitted.

FINANCIAL REPORT:

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

Operating	\$ 57,842.15
Reserves	\$ 517,755.86
Total Assets	\$ 575,598.01

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Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried, the Board accepted the August 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 August 2009 there were \$13,795.94 in outstanding assessment payments. This amount is up by \$728.89 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 Stephanie Dale and unanimously carried, the Board approved to record a lien against the two accounts noted on the attached resolution.

Investment of Reserve Funds: Dan Haskard and Jennifer Werve, representatives from Morgan Stanley, were present to discuss reserve investments. The Board agreed to table this matter.

Proposed Collection Policy Change: A request for comment was issued to the Membership regarding proposed changes to the current collection policy. Members were asked to comment before September 1, 2009.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the following changes to the Association's Collection Policy, effective thirty days after the revised policy has been mailed to the Membership:

Section 4., Late Charge of the Association's Assessment Collection and Full Pay Policy for Assessments changed from fifteen (15) days to thirty (30) days before a late charge would be assessed.

Section 5., Late Letter of the Association's Assessment Collection and Full Pay Policy for Assessments changed from twenty-five (25) days to forty-five (45) days before a late letter and charge would be assessed.

Section 8., Pay or Lien Letter of the Association's Assessment Collection and Full Pay Policy for Assessments changed from thirty-five (35) days to fifty-five (55) days before a pay or lien letter and charge would be assessed.

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Association Loan: The Board reviewed information provided by Community Association Banc.

Draft 2010 Budget: Management presented a copy of the 2010 draft budget. The Board agreed to table this matter.

**MANAGEMENT
REPORT:**

The Management Report was reviewed as submitted.

**COMMITTEE
REPORTS:**

Landscape: Landscape Committee: The Board reviewed the July and August landscape report submitted by Green Valley Landscape. The report included several areas selected for the removal of groundcover and the placement of mulch.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the recommended areas selected for removal of groundcover and the placement of mulch, pending final approval by the Landscape Committee Chair, Stephanie Dale.

Additional Irrigation Heads: The Board reviewed a bid submitted by Green Valley for additional irrigation heads as a result of a homeowner's concern regarding the condition of the grass near their home.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the bid submitted by Green Valley at a cost not to exceed \$233.00 with the condition the turf area selected for additional irrigation heads is not an area the Association may consider removing in the future.

Tree Removal: The Board reviewed a bid submitted by Green Valley for the removal of the two dead Myoporium trees on the slope along Mission Vista Drive.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved the bid submitted by Green Valley at a cost not to exceed \$225.00.

Plum Trees: The Board reviewed a bid submitted by Green Valley for the removal of several sick Plum trees throughout the community. The Board agreed to table this matter.

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

Maintenance Report: Backflow Repairs: The Board reviewed a bid submitted by Pacific Backflow for the needed repairs to the device located at 3650 Mission Mesa Way. The Board agreed to table this matter. Management was directed to solicit an additional bid.

Retaining Wall: The Board reviewed several bids for the repairs/replacement of the retaining wall along Mission Gorge. The Board agreed to table this matter.

Replacement of Roof Paper: The Board reviewed a bid submitted by Eric Johnson Roof Systems for the replacement of the roof paper. The Board agreed to table this matter. Management was directed to solicit a bid from GM Roofing for an additional opinion regarding the condition of the roof paper.

Correspondence: The Board reviewed an article of correspondence regarding the retaining wall.

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

Pool Report: The Board reviewed correspondence submitted by the Association's Attorney regarding the usage of the community pool by Belaire Residents.

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 October 2009 newsletter.

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

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

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NEXT MEETING

DATE: The next scheduled meeting of the Board will be held on September 30, 2009 at 6:00 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: _____

