

**MARIPOSA OF MISSION PACIFIC PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 11, 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 November 11, 2009, at the community pool area, San Diego, CA.

**ATTENDANCE:**

Directors Present: James Lanflisi, President  
Karen Walter, Vice President  
Gary Ebreck, Treasurer  
Stephanie Dale, Secretary

Directors Absent: Arthur Leider, Director

Others Present: Kristina Thomas representing The Prescott Companies and several homeowners.

**CALL TO ORDER:**

The meeting was called to order at 7:30 p.m.

**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 Karen Walter, seconded by Gary Ebreck and unanimously carried, the minutes of the September 30 and October 14, 2009 Regular Session Meetings were approved, as submitted.

**FINANCIAL REPORT:**

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

Operating	\$ 57,738.54
Reserves	\$ 551,851.76
Total Assets	\$ 609,590.30

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and unanimously carried, the Board accepted the October 31, 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 October 2009 there were \$13,252.69 in outstanding assessment payments. This amount is down by \$543.25 from the previous report. Accounts are being collected in keeping with the association's Collection Policy.

Upon a motion duly made by Karen Walter, 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.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board approved to add \$200,000 to the existing \$150,000 6-year fixed annuity with Pacific Life for a total amount of \$350,000.

Homeowner Request: The Board reviewed an article of correspondence requesting a waiver of collection charges in the amount of \$100.00.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board authorized Management to reimburse the owner \$25.00.

**MANAGEMENT  
REPORT:**

The Customer Service log was reviewed as submitted.

**COMMITTEE  
REPORTS:**

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

Over Seeding and Thatching: The Board reviewed a bid submitted by Green Valley Landscape to over seed and thatch the turf areas throughout the community. The Board agreed to table this matter.

Homeowner Request: The Board reviewed a request from an owner for additional plant material. In addition, the Board reviewed a bid submitted by Green Valley for additional plant material.

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Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried, the Board approved the bid submitted by Green Valley for additional plant material at a cost not to exceed \$222.00 near 3530 Mission Mesa.

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

**Maintenance Report:** Backflow Repairs: The Board reviewed two bids for the needed repairs to the backflow device located near 3650 Mission Mesa.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried the Board approved the bid submitted by Pacific Backflow at a cost not to exceed \$675.00.

Fence Demo Bids: The Board reviewed three bids to remove the remaining 700 feet of stucco and wood fencing.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board ratified their decision to accept the bid submitted by Service Plus for the removal of the stucco and wood fence at a cost not to exceed \$6,163.25.

Fence Bids: The Board reviewed a revised bid submitted by Creative Fence for the replacement of 900 feet of the stucco and wood retaining wall. The bid was revised calling for the use of round metal posts.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board approved the bid submitted by Creative Fence at a cost not to exceed \$84,041.00. In addition, the Board approved a down payment in the amount of \$16,008.00 or 20% be issued to Creative Fence.

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

**Pool Report:** The Board reviewed a bid submitted by B&H Pool Service to replace the caulking around the pool.

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Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved the bid submitted by B&H Pool Service to replace the caulking around the pool at a cost not to exceed \$1,325.00.

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

**Newsletter:** The Board elected not to issue a December newsletter.

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

**New Business: Annual Year End Report:** The Board reviewed three proposals for the annual year end report and tax filing.

Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried the Board approved the proposal submitted by Greg Villard, CPA at a cost not to exceed \$1,275.00.

**NEXT MEETING**

**DATE:** The next scheduled meeting of the Board is to be determined.

**ADJOURNMENT:** There being no further business to be discussed, the meeting was adjourned at 8:16 p.m.

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

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