

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

January 13, 2010

MEETING NOTICE: Upon notice given and received, a Board of Directors meeting for the Mariposa of Mission Pacific Property Owners Association was held on January 13, 2010, at 6:30 PM, at the community pool, on-site.

CALL TO ORDER: The meeting was called to order at 6:30 PM by Board President James Lanflisi.

ATTENDANCE: Directors present: James Lanflisi, President
Karen Walter, Vice-President
Stephanie Dale, Secretary
Gary Ebreck, Treasurer
Art Leider, Director at Large

Directors Absent: None

Others Present: Becky Burchard representing Menas Realty and a few interested homeowners.

HOMEOWNER FORUM:

Time was set aside for homeowners in attendance to address the Board with questions and concerns regarding the community. Financial, landscaping and leak maintenance concerns were specifically addressed.

MINUTES: The Board reviewed the Organizational and Regular Meeting Minutes of November 11, 2009.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved the November 11, 2009 Organizational and Regular Meeting Minutes as submitted.

The Board also reviewed the Annual Election Meeting Minutes of November 11, 2009. Management informed the Board that these minutes are submitted for review only, as they will not be approved until the 2010 Annual Election Meeting. No revisions were required for the Annual Election Minutes.

FINANCIAL REPORT:

The Board of Directors reviewed the November 2009 Financial Report.

Upon a motion duly made by Karen Walter, seconded by Art Leider and unanimously carried, the Board accepted the November 2009 financials, subject to the CPA's year end review.

The above information confirms that the Board has complied with Section 1365.5 (a) 1 through 5 of California Civil Code.

Delinquencies: Management informed the Board that the delinquency report was not yet available following the transition of management companies. No action was required of the Board at this time.

**MANAGEMENT
REPORTS:**

Action List: The Board reviewed the action list from the November 11, 2009 Board Meeting as well as the management transition action list generated by Menas Realty. No action was required of the Board.

Property Inspections: Since there was no property inspection conducted in December, the Board reviewed the sample property inspection report submitted by Menas Realty. No action was required of the Board.

Landscape Report: The Board reviewed the November 2009 landscape report from Green Valley Landscape. All items listed are to be reviewed on the January 2010 property inspection. No action was required of the Board.

Violation Spreadsheet: Since no violation correspondences have been generated since the management change, the Board reviewed the sample violation tracking spreadsheet submitted by Menas Realty. No action was required of the Board.

Work Orders: Since no work orders have been processed since the management change, the Board reviewed the sample work order spreadsheet submitted by Menas Realty. No action was required of the Board.

**UNFINISHED
BUSINESS:**

Community Paving Project Discussion: The Board instructed Management to obtain proposals to slurry and re-stripe the community streets, to include making any necessary repairs.

Wall Demo/Installation Project Discussion: The Board discussed the ongoing wall replacement project on Mission Vista Drive and elected to have one half of the remaining wall removed and replaced at this time.

NEW BUSINESS:

Window Improvement Application: The Board reviewed the application from 3442 Mission Mesa Way to replace the windows of their unit. The Board determined that the application met pre-approval requirements and that no further action was required of the Board for the owner to proceed.

Door Improvement Application: The Board reviewed the application from 7952 Mission Vista Drive to replace the entrance door of their unit.

Upon a motion duly made by Karen Walter, seconded by James Janflisi and unanimously carried, the Board approved the door replacement, subject to the owner staining the door to match the rest of the community.

Maintenance Service Proposals: The Board of Directors reviewed information from multiple vendors for as-needed maintenance services.

Upon a motion duly made by James Lanflisi, seconded by Karen Walter and unanimously carried, the Board approved to utilize Tom Roach for any of the Association's maintenance needs.

General Board Discussion: This time was set aside for the Board to bring Menas Realty up to date on any other Association matters. No items were addressed.

NEXT MEETING: The next Board of Directors meeting is scheduled for February 10, 2010 at 6:30 PM at the community pool, on-site.

ADJOURNMENT: With no further business to come before the Board at this time, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Board Member Signature

Date