

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

February 10, 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 February 10, 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: Dan Haskard and Jennifer of Morgan Stanley and Becky Burchard of Menas Realty Company.

FINANCIAL

PRESENTATION: Dan Haskard addressed the Board regarding the status of the Association's financial investments and answered questions from the Board.

HOMEOWNER FORUM:

Time was set aside for homeowners in attendance to address the Board with questions and concerns regarding the community.

MINUTES:

The Board reviewed the Regular Meeting Minutes of January 13, 2010.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved the January 13, 2010 Regular Meeting Minutes as submitted.

FINANCIAL REPORT:

The Board of Directors reviewed the December 2009 and January 2010 Financial Reports.

Upon a motion duly made by Gary Ebreck, seconded by Karen Walter and unanimously carried, the Board accepted the December 2009 and January 2010 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: The Board reviewed the report from Menas Realty that there is one account due for the filing of a lien due to non-payment of their assessments.

Upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board approved the filing of a lien against APN 456-544-27 should they fail to bring their account current in accordance with the Association Collection Policy.

**MANAGEMENT
REPORTS:**

Action List: The Board reviewed the action list from the January 13, 2010 Board Meeting. Management informed the Board that there is an error with the gate system software and set up cannot be completed without the assistance of a technician from CCS.

Upon a motion duly made by Karen Walter, seconded by Gary Ebreck and unanimously carried, the Board approved to have a CCS technician investigate and address the software error in the amount of \$115 per hour, not to exceed \$500.

Property Inspection: The Board reviewed the property inspection report from January 29, 2010. No action was required of the Board.

Landscape Proposals: The Board reviewed multiple landscape proposals from Green Valley Landscape and Stephanie Dale addressed the Board with the recommendations from the Landscape Committee.

Upon a motion duly made by Karen Walter, seconded by Stephanie Dale and unanimously carried, the Board approved proposal 590-2010-05 from Green Valley Landscape to grind the stumps of the fallen trees and replant the landscape in the cul-de-sac island by 7986 Mission Vista Drive in the amount of \$295.

Also, upon a motion duly made by Karen Walter, seconded by James Lanflisi and unanimously carried, the Board approved the landscape improvements made by 3688 Mission Mesa Way, after the fact, in the amount of \$1,281.

All other landscape proposals were tabled until they can be reviewed with the open proposals from 2009 by the Landscape Committee.

Violation Spreadsheet: The Board reviewed the violation spreadsheet showing all violation letters issued since January 2010. No action was required of the Board.

Work Orders: The Board reviewed the work order log showing all work orders issued since January 2010. No action was required of the Board.

**UNFINISHED
BUSINESS:**

Community Paving Proposals: The Board reviewed multiple proposals to repair, slurry and re-stripe the community streets. The Board tabled the matter until referrals and reference work could be obtained for each bidding company.

Demo/Wall Installation Project Discussion: The Board discussed the ongoing wall replacement project along Mission Gorge Road. The Board determined to have a stair step ending to the wall, an undulating flow along the top of the slope and to investigate options to include the Association's name recessed into the new wall.

Upon a motion duly made by Art Leider, seconded by James Lanflisi and unanimously carried, the Board approved the release half of the total contract amount to Service Plus for their demo work.

NEW BUSINESS: Collection Policy: Management informed the Board that the current wording of the collection policy conflicts with the wording of the CC&Rs regarding when accounts are deemed delinquent and the percent late charge that can be assessed. The Board tabled the matter and instructed Management to pull the maximum percentage restrictions from the Davis-Sterling Act.

Mission Mesa Leak: The Board reviewed documentation from Management regarding a leak coming up in the driveway area by 3635 Mission Mesa Way. Management informed the Board that the plumber was able to reach the owner of the property and it was confirmed that the leak was coming from their private unit. The Board instructed Management to have the inspection costs from the plumber assessed back to the owner.

Cell Tower Discussion: Management informed the Board that they have yet to receive response to the cell tower installation request from Verizon and that it was confirmed that the community is located within approximately one mile of two existing towers. No action was required of the Board.

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 March 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 8:00 PM directly into executive session to discuss collection matters.

Respectfully submitted,

Board Member Signature

Date