

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

March 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 March 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
Stephanie Dale, Secretary
Gary Ebreck, Treasurer

Directors Absent: Karen Walter, Vice-President
Art Leider, Director at Large

Others Present: Becky Burchard of Menas Realty Company 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.

MINUTES:

The Board reviewed the Regular Meeting Minutes of February 10, 2010.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the February 10, 2010 Regular Meeting Minutes as submitted.

FINANCIAL REPORT:

The Board of Directors reviewed the February 2010 Financial Reports.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board accepted the February 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 are six accounts due for the filing of a lien due to non-payment of their assessments.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the filing of a lien against APNs 456-544-10, 456-541-56, 456-545-27, 456-545-17, 456-545-06, and 456-544-26 should they fail to bring their account current by the deadlines specified in the Association's Collection Policy.

MANAGEMENT REPORTS:

Action List: The Board reviewed the action list from the February 10, 2010 Board Meeting. No action was required of the Board.

Property Inspection: The Board reviewed the property inspection report from February 26, 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 Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the following proposals from Green Valley Landscape, subject to the plant selection revisions, as recommended by the Landscape Committee, and no difference in price:

- | | |
|---|-------|
| 1) 590-2009-30, 3676 Mission Mesa planter improvements | \$878 |
| 2) 590-2009-38, 7948 Mission Vista landscape improvements | \$751 |
| 3) 590-2009-50, 3510 Mission Mesa landscape improvements | \$907 |
| 4) 590-2010-11, 3552/3556 Mission Mesa landscape improvements | \$405 |

All other landscape proposals were tabled until further recommendation from 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 reference information received regarding the companies bidding to repair, slurry and re-stripe the community streets. The Board tabled the matter until a company can be selected to walk the community and paint the areas that require repair, to establish the scope of work.

Demo/Wall Installation Project Discussion: The Board discussed the ongoing wall replacement project along Mission Gorge Road. The stucco work for the second section was reported to start shortly, delayed due to bad weather.

The Board also reviewed information from sign companies regarding options for a new monument sign. The Board tabled the matter until additional options could be obtained.

Collection Policy: The Board reviewed the information from Management regarding late charge restrictions and delinquency wording, to comply with Civil Code and the Association CC&Rs.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the proposed changes to the collection policy, subject to the mandatory 30 day membership review and that the document be included with the annual financial review mail out to the membership, to avoid additional mailing costs.

Annual Financial Review Report: Management informed the Board that the Annual Financial Review was not yet available from CPA Greg Villard. No action was required of the Board.

NEW BUSINESS: Tree Trimming/Removal Schedule & Proposals: Management informed the Board that all proposals from Green Valley and 4Seasons Tree Care were not yet available. The Board tabled the matter until the next meeting.

Pool Maintenance Proposal: The Board reviewed the proposal from B&H Pool Service recommending filter grid work, conditioning and stain treatments.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal as submitted in the amount of \$1,200.

Community Railings Discussion: The Board discussed the condition of the community stair railings and instructed management to obtain options for replacement railing that will mesh with the community aesthetics.

General Board/Newsletter Discussion: The Board and some of the members present recommended some newsletter articles for the April newsletter.

NEXT MEETING: The next Board of Directors meeting is scheduled for April 14, 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 8:10 PM directly into executive session to discuss collection matters.

Respectfully submitted,

Board Member Signature

Date