

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 14, 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 July 14, 2010, at 6:30 PM, at the community pool, on-site, immediately following an executive session meeting, held to address enforcement matters.

CALL TO ORDER: The meeting was called to order at 6:29 PM by Board Vice-President Karen Walter.

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

Directors Absent: James Lanflisi, President

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 Minutes of the June 9, 2010 Regular Session Meeting.

Upon a motion duly made by Gary Ebreck, seconded by Art Leider and unanimously carried, the Board approved the June 9, 2010 Meeting Minutes as submitted.

FINANCIAL REPORT:

The Board of Directors reviewed the June 2010 Financial Report. It was noted that a reserve expense was documented as paid to Creative Fence when it was actually paid to Service Plus. The Board instructed Management to correct this error.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board accepted the June 2010 financial report, subject to the above correct and 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.

Recoding of Expenditures: The Board discussed recoding the pool chair repair expenditures to reserves, as they were originally paid from the operating general maintenance account.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved to recode the expenses to reserves and to reimburse the operating account in the amount of \$2820.98.

Delinquencies: Management informed the Board that there were no new accounts due for the filing of a lien. No action was required of the Board.

**MANAGEMENT
REPORTS:**

Action List: The Board reviewed the action list from the June 9, 2010 Board Meeting. No action was required of the Board.

Property Inspection: The Board reviewed the June 25, 2010 property inspection reports from Menas Realty and Green Valley Landscape. No action was required of the Board.

Landscape Committee Recommendations: Stephanie Dale informed the rest of the Board that there were no recommendations from the Landscape Committee at this time. No action was required of the Board.

Sidewalk Repair Proposal: The Board reviewed the proposal from Green Valley to remove and replace the section of lifting sidewalk by 3640 Mission Mesa Way.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the proposal from Green Valley in the amount of \$375.

Violation Spreadsheet: The Board reviewed the violation spreadsheet showing all open violation letters dating back to March 2010.

Work Orders: The Board reviewed the July work order log. No action was required of the Board.

**UNFINISHED
BUSINESS:**

Community Paving Project: The Board discussed the asphalt repair work completed by J&S Asphalt and the sealing and striping work scheduled to start on July 19th. No action was required of the Board.

Landscape Improvement Proposal: The Board reviewed the proposal from Green Valley to create areas of separation with mulch or decomposed granite between grass areas and the community driveways, when there is no curb or other existing separation. Upon discussion, the Board denied the proposal at this time.

Demo/Wall Installation Project Discussion: Management informed the Board that Service Plus again failed to start the final demo work as scheduled for July 6th and that they now reported that they will not be able to complete the work as contracted. The Board reviewed multiple proposals to complete the wall and fence demolition.

Upon a motion duly made by Gary Ebreck, seconded by Art Leider and unanimously carried, the Board approved the proposal from Green Valley to complete the demo work in the amount of \$5,215.

Stair Railing Replacement Project Discussion: The Board discussed the stair railing replacement project and Stephanie Dale offered to assist Management in walking the community and finalizing the scope of work. No action was required of the Board.

NEW BUSINESS: Pool Maintenance Proposal: The Board reviewed the proposal from B&H Pool for filter cleaning, conditioning and stain treatments for the pool and spa.

Upon a motion duly made by Gary Ebreck, seconded by Art Leider and unanimously carried, the Board approved the proposal from B&H in the amount of \$465.

General Discussion: The Board discussed articles for future newsletters and confirmed including the Board Candidate Application Form with the August billing statements. No action was required of the Board.

NEXT MEETING: The next Board of Directors meeting is scheduled for August 11, 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 7:05 PM.

Respectfully submitted,

Board Member Signature

Date