

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

November 9, 2011

MEETING NOTICE: Upon notice given and received, a Board of Directors meeting for the Mariposa of Mission Pacific Property Owners Association was held on November 9, 2011, at the community pool area, on-site.

CALL TO ORDER: The meeting was called to order at 7:00 PM by James Lanflisi, immediately following the 2011 annual election meeting.

ATTENDANCE:

Directors present: James Lanflisi, Director
Stephanie Dale, Director
Barbara Wilmot, Director
David Telnes, Director

Directors Absent: Gary Ebreck, Director

Others Present: Becky Burchard and Jenni Garceau 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 October 9, 2011 Board Meetings.

Upon a motion duly made by Barbara Wilmot, seconded by James Lanflisi and unanimously carried, the Board approved the October 2011 Meeting Minutes as submitted.

FINANCIAL REPORT: The Board of Directors reviewed the October 2011 Financial Report.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and unanimously carried, the Board accepted the October 2011 Financial Report, subject to CPA year end review and in compliance with Section 1365.5(a) 1 through 5 of California Civil Code.

Delinquencies: The Board reviewed the report from Menas Realty that there are five accounts due for the filing of a lien due to non-payment of their assessments.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and unanimously carried, the Board approved the filing of a lien against the following APNs should they fail to bring their account current by the deadlines specified in the Association's Collection Policy.

APN 456-545-13-00 APN 456-542-11-00 APN 456-543-10-00
APN 456-541-44-00 APN 456-544-14-00

**MANAGEMENT
REPORTS:**

Action List: The Board reviewed the action list from the October 9, 2011 Board Meeting. No action was required of the Board.

Property Inspection: The Board reviewed the October 2011 property inspection reports from Menas Realty and Green Valley Landscape. No action was required of the Board.

Landscape Committee Recommendations: The Board reviewed the punch list from Green Valley Landscape from the walk through on October 27, 2011. Items 21, 24, 25 and 26 for miscellaneous plantings for a total amount of \$319 were recommended by the Landscape Committee.

Upon a motion duly made by Stephanie Dale, seconded by Barbara Wilmot and unanimously carried, the Board approved the punch list items as submitted.

**UNFINISHED
BUSINESS:**

Dethatching Proposal: The Board reviewed the proposal from Green Valley Landscape in the amount of \$6,133 to dethatch and over-seed the Association lawn areas, as well as the recommendation on de-thatching from Ecology Care. The Board has decided to table this item until next year.

NEW BUSINESS:

Light Post Painting Proposal: The Board reviewed the proposal from Mike Tombleson in the amount of \$100 to paint the two new light posts recently installed a color that will be a better match to the existing light posts. They also reviewed the proposal in the amount of \$8,855 to repaint the existing 115 light posts black, to continue the continuity of the new black railings that were recently installed. The Board tabled this item until next year.

Pest Control Discussion: The Board reviewed the article about bark scorpions. The Board instructed Management to include a warning in the next newsletter that scorpions have been seen within the community.

New Laws for 2012: The Board reviewed the new laws for 2012, specifically regarding Boards not being able to conduct business via electronic mail, except when it is deemed an emergency. No action was required at this time.

Newsletter Discussion: The Board discussed a number of articles to include in the December newsletter. No further action was required of the Board.

NEXT MEETING:

The next Board of Directors meeting is scheduled for January 11, 2012 at 6:30 PM. at the community pool area, on-site. There will be an Organizational Meeting immediately preceding the Regular Meeting.

ADJOURNMENT:

With no further business to come before the Board at this time, the meeting was adjourned at 7:24 PM.

Respectfully submitted,

Board Member Signature

Date