

Mariposa of Mission Pacific Property Owners Association

REGULAR MEETING MINUTES

March 12, 2013

MEETING NOTICE: Upon notice given and received, a regular meeting of the Mariposa of Mission Pacific Owners Association was held on March 12, 2013 at 6:30 PM at the pool area, on-site.

CALL TO ORDER: The meeting was called to order at 6:00 PM by Board President, Gary Ebreck.

ATTENDANCE: Directors present: President, Gary Ebreck
Vice-President, James Lanflisi
Secretary, Barbara Wilmot
Treasurer, Stephanie Dale

Directors Absent: Director at Large, David N. Telnes

Others Present: Erin Jones and several interested homeowners.

HOMEOWNER FORUM:

This time was set aside for any homeowners in attendance to present questions or concerns regarding the Association to the Board of Directors.

MEETING MINUTES:

The Board reviewed the regular meeting minutes from February 13, 2013.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the February 13, 2013 meeting minutes subject to completion of several corrections.

FINANCIAL REPORTS:

The Board reviewed the January 2013 financial report.

Upon a motion duly made by Stephanie Dale, seconded by James Lanflisi and unanimously carried, the Board accepted the January 2013 financial report, subject to the CPA's year end review, and in compliance with Section 1365.5(a) 1 through 5 of California Civil Code.

Delinquency Report: The Board reviewed the current delinquency report. No action was required.

MANAGEMENT REPORTS:

Action List: The Board reviewed the action list from the February 2013 Board Meeting. No action was required.

Inspection Report: The Board reviewed the February 2013 property inspection report. No action was required.

Landscape Committee Recommendations: Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal from Green Valley Landscape to trim all of the Carrotwood trees for \$3,300. The Board instructed Management to inform Green Valley to trim the trees to 25%.

Upon a motion duly made by James Lanflisi, seconded by Gary Ebreck and unanimously carried, the Board approved the revised proposal from Green Valley Landscape to install 3 shrubs and 2 bubblers at 7880 Mission Vista Drive for \$421 as opposed to the original \$320 price.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal from Green Valley to address the items from the February Landscaping walk for \$299.00.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal from Green Valley to replace grass with plants, irrigation and mulch in ten areas of the community for \$8,660.14. The Board instructed Management to pay for this from the "Landscape 2013 Project" line item.

Violation Spreadsheet: The Board reviewed the violation spreadsheet, showing all open violations. No Action was required.

Work Order Log: The Board reviewed the current work order log, showing all open violations. No action was required.

Architectural Log: The Board reviewed the architectural log, showing the architectural process and tracking for all closed units. No action was required.

**UNFINISHED
BUSINESS:**

Photo Cell Repair Proposals: Upon a motion duly made by Stephanie Dale, seconded by James Lanflisi and unanimously carried, the Board approved the proposal from Horizon Lighting to replace two photo cells at a cost not to exceed \$200.

Gutter Cleaning Proposals: Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the proposal from Elite Window Washing to clean out the gutters affected by Pine and the Liquid Amber trees.

Pool Storage Door Replacement Proposal: The Board reviewed a proposal to replace the pool storage door. The Board tabled the matter and instructed Management to obtain additional proposals with various options.

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2012 Financial Review Draft: Upon a motion duly made by James Lanflisi, seconded by Barbara Wilmot and unanimously carried, the Board approved the 2012 Financial Review Draft prepared by Ron Grund and instructed Management to send the final to the membership.

NEW BUSINESS: Architectural Application: Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board approved the Architectural Application from 7972 Mission vista Drive to replace the glass in the kitchen and bedroom windows.

Costco & Amarr Garage Doors Discussion: The Board discussed a potential discounted rate to offer homeowners to replace garage doors in the community. The Board tabled the matter for further research.

Owner Correspondence: The following correspondences were addressed by the Board:

1) 7880 Mission Vista Way requested the Board look into the stucco that is underneath the soil at their home which could cause damage. The Board stated they would look into this issue and then follow up with Management.

2) 7984 Mission Vista Drive expressed their displeasure with the turf removal project.

General/Newsletter Discussion: The Board discussed items to include in the next community newsletter.

Next Meeting Date: The next meeting will be held on April 9, 2013.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 8:24 PM directly into executive session to address executive meeting minutes, legal/collection matters and third party contracts.

Respectfully submitted,

Board Member Signature

Date