

Mariposa of Mission Pacific Property Owners Association

REGULAR MEETING MINUTES

October 8, 2013

MEETING NOTICE: Upon notice given and received, a regular meeting of the Mariposa of Mission Pacific Owners Association was held on October 8, 2013 at 6:30 PM at the pool area, on-site.

CALL TO ORDER: The meeting was called to order at 6:35 PM by Board President, Gary Ebreck.

ATTENDANCE: Directors present: President, Gary Ebreck
Treasurer, Stephanie Dale
Secretary, Barbara Wilmot
Director at Large, David N. Telnes

Directors absent: Vice-President, James Lanflisi

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 September 10, 2013.

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

FINANCIAL REPORTS:

The Board reviewed the September 2013 financial report.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board accepted the September 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.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and carried unanimously, the Board approved a lien on APN #465-541-05-00, for non-payment of assessments.

MANAGEMENT REPORTS:

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

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

Landscape Committee Recommendations: The Board reviewed Green Valley's punch lists from the August landscaping meeting. No action was required.

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 work orders. No action was required.

Architectural Log: The Board reviewed the architectural log, showing the architectural process and tracking for all closed units.

1) 7892 Mission Vista Drive - The Board reviewed an application for replacing their windows.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and unanimously carried, the Board approved the application as long as they use American Integrity.

2) 7982 Mission Vista Drive - The Board reviewed a preapproved application to install a garage door. No action was required.

3) 7990 Mission Vista Drive - The Board reviewed an application to install weather stripping and instructed Management to obtain additional information from the owner before a decision can be made.

**UNFINISHED
BUSINESS:**

2013 Reserve Study Draft Review: The Board reviewed the 2013 Reserve Study draft submitted by SCT Reserve Consulting showing the Association is 85.89% funded.

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

NEW BUSINESS:

Landscape Proposals: The Board reviewed a tree trimming scope of work from Urban Tree Care and instructed Management to obtain additional proposals based on this scope.

The Board reviewed a proposal from Park West to scalp, dethatch and overseed all turf areas in the community using speed zone for \$5,000.00.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale, and carried, with David Telnes opposed, the Board approved the proposal as submitted.

The Board reviewed a proposal from Park West to replace the dead plant materials that died as a result of the termite tenting at the building of 3508 Mission Mesa Way for \$283.00. The Board instructed Management to forward this proposal to Board member James Lanflisi to work out the payment between the homeowners as this is homeowner responsibility.

Spa Cover Discussion: The Board reviewed correspondence from AH Pools stating there are no options for a more durable spa cover at this time. The Board instructed Management to research what kind of quilted spa cover the Association previously had.

Concrete Work Ratification: Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale, and carried unanimously, the Board ratified an \$80.00 change order from Luna General contracting for concrete work at 3644 Mission Mesa Way.

Annual Fire Extinguisher Maintenance Proposal: The Board reviewed a proposal from Miramar Fire Equipment to inspect the fire extinguishers of the community for approximately \$352.00.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck, and carried unanimously, the Board approved the proposal with the caveat that Management determine when this work is due and to schedule it at that time.

Homeowner Correspondence: The following Homeowner Correspondences were reviewed by the Board:

The Board reviewed correspondence from 7880 Mission Vista Drive requesting the Board consider regulating parking in the community. No action required.

The Board reviewed correspondence from 3472 Mission Mesa Way expressing their praise for the new landscapers. No action required.

General/Newsletter Discussion: The Board discusses articles for the newsletter.

Next Meeting Date: The next meeting will be held on November 12, 2013.

ADJOURNMENT: With no further business to come before the Board, the meeting was adjourned at 7:39 PM and proceeded into Executive session to discuss Executive Minutes, Legal/Collection Matters, and Third Party Contracts.

Respectfully submitted,

Board Member Signature

Date