

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

April 13, 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 April 13, 2011, at the community pool area, on-site.

CALL TO ORDER: The meeting was called to order at 6:34 PM by Board President, James Lanflisi.

ATTENDANCE: Directors present: James Lanflisi, President
Gary Ebreck, Vice-President
Stephanie Dale, Secretary
Art Leider, Director at Large

Directors Absent: Barbara Wilmot, Treasurer

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 March 9, 2011 Board Meeting.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the March 2011 Meeting Minutes as submitted.

FINANCIAL REPORT:

The Board of Directors reviewed the March 2011 Financial Report.

Upon a motion duly made by Gary Ebreck, seconded by Stephanie Dale and unanimously carried, the Board accepted the March 2011 Financial Report, subject to CPA 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: Management informed the Board that there are no accounts due for the filing of a lien due to non-payment of assessments at this time.

MANAGEMENT REPORTS:

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

Property Inspection: The Board reviewed the March 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 Green Valley landscape proposals for plantings on the Bellaire slope, new plant material for the monument slope and 2011 tree trimming as recommended by the landscape committee for approval.

Upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the Bellaire slope planting proposal from Green Valley in the amount of \$1,535.

Also, upon a motion duly made by Stephanie Dale, seconded by Gary Ebreck and unanimously carried, the Board approved the 2011 tree trimming proposal from Green Valley to trim the inside pine trees, carrotwood trees, outside eucalyptus trees, and queen palms in the amount of \$11,875.

Upon discussion, the Board declined the monument slope proposal and requested that Green Valley revise the proposal to mesh more with the new drought-tolerant planting scheme.

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

Work Orders: The Board reviewed the March 2011 work order log. No action was required of the Board.

**UNFINISHED
BUSINESS:**

Stair Railing Replacement Project Proposals: The Board reviewed proposals from Crafter's Fence, Creative Fence and Sal Cal Construction.

Upon a motion duly made by Art Leider, seconded by Stephanie Dale and unanimously carried, the Board approved option 2 of the proposal from Sal Cal Construction, subject to obtaining Sal Cal's price for hot dip galvanized and confirming that they will haul away and dispose of all old materials, with the total proposal price not to exceed \$40,000 and the final proposal to be reviewed by the Board prior to work starting.

Rain Gutter Nail Replacement Proposals: The Board reviewed multiple proposals to replace the rain gutter nails throughout the community. The Board tabled the matter until the final proposal is received.

Trash Service Discussion/Proposals: The Board reviewed the correspondence from the City of San Diego explaining that the Association cannot move all trash cans to the public street due to the restriction not allowing cans to be transported along private streets for public street pick up. The Board also discussed the City Council meeting to discuss the service termination decision of the Mayor and the proposals obtained to date for private trash service, should the City trash termination decision not be overturned. The Board tabled the matter and instructed Management to obtain another trash pick up proposal.

NEW BUSINESS: Mission Gorge Conduit Proposal: The Board reviewed the proposal from Green Valley to bury the conduit along the Mission Gorge wall.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board denied the proposal from Green Valley.

Maintenance/Handyman Services: The Board reviewed proposals from Lou Sitta and Mike Tombleson for handyman maintenance services. The Board tabled the matter until revisions are made to the Tombleson proposal.

Architectural Application: The Board reviewed the application from 7974 Mission Vista to install ceramic tile in front of their unit entrance.

Upon a motion duly made by James Lanflisi, seconded by Stephanie Dale and unanimously carried, the Board approved the application as submitted.

NEXT MEETING: The next Board of Directors meeting is scheduled for May 11, 2011 at 6:30 PM. at the community pool area, on-site.

ADJOURNMENT: With no further business to come before the Board at this time, the meeting was adjourned at 7:45 PM directly into executive session to address executive minutes and legal/collection matters.

Respectfully submitted,

Board Member Signature

Date