

Mariposa of Mission Pacific Property Owners Association

MINUTES OF THE BOARD OF DIRECTORS MEETING

July 11, 2012

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 11, 2012 at the community pool area, on-site.

CALL TO ORDER: The meeting was called to order at 6:30 PM by Gary Ebreck.

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

Directors Absent: James Lanflisi, Vice-President

Others Present: Jenni Garceau and Julie Menas of Menas Realty Company

HOMEOWNER FORUM:

Several Homeowners were in attendance to address the Board with questions and concerns regarding the community.

One owner discussed a neighbor that had flooding in their unit and were not home, so he shut off the water. Also mentioned was children running and playing around the garage areas causing a nuisance.

Another owner questioned if it was possible to get mailboxes replaced.

MINUTES:

The Board reviewed the Minutes of the June 13, 2012 Board Meeting. Upon a motion made by Gary Ebreck, seconded by David Telnes and unanimously carried, the Board approved the June 13, 2012 Meeting Minutes as submitted.

FINANCIAL REPORT:

Financial Report: The Board of Directors reviewed the June 2012 Financial Reports.

Upon a motion duly made by Barbara Wilmot, seconded by Stephanie Dale and unanimously carried, the Board accepted the June 2012 Financial Reports, subject to CPA year end review and in compliance with Section 1365.5(a) 1 through 5 of California Civil Code.

EXECUTIVE SESSION DISCLOSURE:

Upon a motion made by Gary Ebreck, seconded by Barbara Wilmot and unanimously carried, the Board approved the payment plan request for APN # 456-541-38-06, for \$50 per month plus current dues until paid; and approved the filing of a lien on APN 456-541-48-00 after 30 days has passed and the account has not been paid.

MANAGEMENT REPORTS:

Action List: The Board reviewed the Action List from the June 11, 2012 Board Meeting. There was a reminder on the Action List to check on a rain gutter at 7920 MVD to see if the Board likes it and would want to have installed in the community. Barbara Wilmot will look at the rain gutter and make a report back to the Board.

Property Inspection: The Board reviewed the June 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 June 2012 walk through and the proposal to install plant material.

Upon a motion duly made by Stephanie Dale, seconded by Barbara Wilmot and unanimously carried, the Board approved the proposal #590-2012-09 in the amount of \$780.00 for plant material.

Violation Spreadsheet: The Board reviewed the Violation Spreadsheet. No action was required.

Work Orders: The Board reviewed the Work Order Report from Menas' Maintenance Department. There are no open work order requests.

Architectural Log: The Board reviewed the Architectural Logs from 2012. No action was required.

NEW BUSINESS: Water Survey Report: The Board showed the report from the City of San Diego from the inspection of the association and their findings. The Landscape Committee will review the report and notify the Board of any issues or concerns.

Newsletter Discussion: The Board discussed the August newsletter and decided not to publish one for August.

Architectural Submittals: The Board reviewed an architectural application for pre-approved improvements from the Owner of 7874 Mission Vista Drive to install an air conditioner. This was review only and no action from the Board was required.

NEXT MEETING: The next Board of Directors meeting is scheduled for August 8, 2012 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 7:20 PM.

Respectfully submitted,

Board Member Signature

Date