

MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MARCH 3, 2010 6:00 PM
AT THE ASSOCIATION'S CLUBHOUSE

DIRECTORS PRESENT

Director: Theresa Lally
Director: Charles Sepp
Director: Tim Saffell
Director: Jesse Nuñez

PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, David Sanders

CALL TO ORDER

- Director Theresa Lally called the main meeting of the Board of Directors to order at 6:08PM
 - A quorum of the Board of Directors was met

HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:08 PM
- Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.
- Homeowners present raised the following issues:
 - Homeowner in unit #15 reported that water is coming into her bedroom window when it rains.
 - The Board of Directors instructed PRES to call the contractor to perform to an inspection of the unit.
 - Homeowner expressed concern regarding the landscaping drainage in the area outside of units #13 & #14.
 - The Board informed homeowner that the drainage problem was resolved.
 - Homeowner in unit #53 inquired as to whether the association would be repairing the damage from the water leaks in her unit from the recent rains.
 - The Board of Directors informed the homeowner that the board would be discussing this issue in the Regular Session of the Board of Directors meeting at 6:30PM.
 - Homeowner in unit #36 stated that the money deducted from his bank for homeowners dues fluctuated from month to month.
 - PRES instructed homeowner to provide a copy of his bank statement to PRES.
- Homeowners Forum was Adjourned at 6:22PM

REVIEW OF MINUTES

- The Board of Directors reviewed the minutes from the January meeting of the Board of Directors.
 - Director Theresa Lally made a motion to approve the January minutes as submitted. Director Tim Saffell seconded the motion and all directors were in favor.

REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the January financial statements.
 - Director Theresa Lally made a motion to approve the January financial statements as submitted. Director Tim Saffell seconded the motion and all Directors were in favor.

NEW BUSINESS

- The Board of Directors reviewed APS So Cal Tree Care proposal to trim prune the trees on the property.
 - The Board of Directors instructed PRES to table the proposal at this time, and to obtain additional bids in the fall.
- The Board of Directors reviewed Pacifica Maintenance proposal to repair pool retaining walls.
 - The Board of Directors instructed PRES to table the proposal and to contact a leak detection contractor to inspect the pool retaining walls.
- The Board of Directors reviewed Pacifica Maintenance proposal to install a concrete drainage swale in the landscape area adjacent to units #13 and #14.
 - The Board of Directors instructed PRES to table the proposal at this time.
- The Board of Directors discussed the warranty coverage from the condominium developer for the buildings regarding water leaks.
 - The Board of Directors instructed PRES to contact the developer and request copies of all warranties for the property.
- The Board of Directors reviewed the proposals to restripe the parking lot.
 - Director Chuck Sepp made a motion to approve the Straight Line Striping proposal. Director Theresa Lally seconded the motion and all Directors were in favor.
- The Board of Directors reviewed the proposal from AT&T to authorize AT&T to directly market their service to the homeowners in exchange for a payment of \$80 per unit.
 - The Board of Directors instructed PRES to provide the board with a copy of the AT&T contract.
- The Board of Directors discussed the Farmers Insurance information brochure to increase homeowner's awareness on homeowner's insurance issues.
 - The Board of Directors instructed PRES to include the Farmers Insurance information brochure with the next dues statement.

- The Board of Directors reviewed the proposal from CPS Security service to provide security patrols for the property.
 - The Board of Directors instructed PRES to table the proposal at this time.
- The Board of Directors discussed homeowner request to install a dog bag station next to the 5037 building.
 - The Board of Directors denied the request.
- The Board of Directors discussed plants and planters that are kept on unit balcony and patio ledges by homeowners.
 - The Board of Directors instructed PRES to include a letter with the dues statements requesting the homeowners to remove the plants and planters from their ledges immediately.
- The Board of Directors discussed unit #14 request to reimburse homeowner for the additional cost of electricity due to the repair of their unit from flooding.
 - The Board of Directors instructed PRES to pay the additional cost of \$36.90 for electricity to the homeowner.

OLD BUSINESS

- The Board of Directors reviewed Pacifica Maintenance proposal to repair the building water leaks in units #2, #12, #29, #39, #41, #53, #69 and #77.
 - Director Tim Saffell made a motion to approve the Pacifica Maintenance proposal. Director Theresa Lally seconded the motion and all Directors were in favor.

ADJOURNMENT

- The main meeting of the Board of Directors was adjourned at 8:39 PM

Submitted by



David Sanders

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, Theresa Lally, am the duly appointed Secretary of Stonemark at Los Morros Condominium Association, and hereby certify that these minutes were approved by the Association's Board of Directors on 5-5-10 (DATE).



Duly Appointed Secretary
Stonemark at Los Morros Condominium Association