

MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, APRIL 23, 2009 6:00 PM
AT THE ASSOCIATION'S CLUBHOUSE

DIRECTORS PRESENT

President: Nicole Jones

Vice President: Patricia Hasen

Secretary: Theresa Lally

Director: Jesse Nuñez

MOTION BY: NICOLE JONES

SECOND BY: PATRICIA HASEN

ALL IN FAVOR: YES

PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, Peter Bower

CALL TO ORDER

- Director Nicole Jones called the main meeting of the Board of Directors to order at 6:02 PM.
 - A quorum of the Board of Directors was met.

HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:02 PM
- PRES recommended that homeowners sign up on the community website for the email notifications
- PRES explained that the automatic withdrawals will begin in May, 2009.
- 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 complained about nuisance and noises in unit #71.
 - PRES to send violation notice for Community Violations
 - Homeowner notified PRES of plaster peeling on wall by hot tub
 - Homeowner Paul Dunn asked what measures were in place for maintaining drains in community
 - PRES explained the maintenance schedule for the drains in the community
 - The Board of Directors requested that PRES bring proposals for regular maintenance to the next meeting
 - Homeowner Paul Dunn requested that new owners be assessed a special fee upon taking ownership to help fund reserves
 - The Board of Directors explained the situations in which assessments may be placed on homeowners and refused to impose this recommendation on new homeowners
 - PRES explained the savings that have been taking place in the community in response to the financial constraints incurred by homeowner delinquencies
 - Insurance
 - Trash
 - Water
 - Merging of services
 - Landscaping

- Pool Area Cleaning
- Maintenance
- Homeowner Paul Dunn requested that the onsite maintenance person dig wells around the trees and pull weeds
- Homeowner requested that the contractor who performed repairs on the plaster in the pool area be contacted for warranty repairs
 - PRES to request contract from prior management company for pool repairs
- Homeowner from unit 22 voiced disagreements with violation notice received for bird bath and flag in common area
- Homeowner from unit 22 requested that his delinquencies be allowed to be paid off in two payments and that the late fees be waived
 - PRES stated that the Board of Directors would discuss the requests and respond with their decision
- Homeowner Paul Dunn requested that the tools removed from the utility closet by the prior landscaper be replaced
 - PRES and the Board of Directors stated that because the association had no record or original list of the items, the ownership of the items is un-documentable and therefore will not be pursued further
- Homeowner stated that the spa would not heat up.
 - PRES to notify pool crew
- Homeowner requested that the thermostat in the exercise room be lowered during the summer months
 - The Board of Directors gave their assent to this request
- Homeowner requested that the missing grill on the barbeque in the pool area be replaced
 - PRES to replace missing grill
- Homeowner requested that the rails throughout the community be repainted
- Homeowner requested that the pedestrian gate be repainted
- Homeowner notified the board of repair needed in front of Unit 117
 - Tubular steel on walkway rotted through causing safety hazard
- Homeowner from unit 22 requested that the weeds and thorns outside unit 22 be removed by the landscaper
 - Homeowner from unit 69 requested a copy of the report for their unit
 - PRES informed the homeowner that the complete report would be given after all services had been completed
- Homeowner asked that Landscaping no longer dump waste in dumpster (Occurred on Thursday, April 16)
 - PRES to inform landscaping manager
- Homeowner requested information on total number of homeowner delinquencies
 - PRES stated that 25% of homeowners did not pay March Dues.
- Homeowners Forum was Adjourned at 6:56 PM

REVIEW OF MINUTES

- The Board of Directors reviewed the minutes from the March meeting of the Board of Directors.

- Director Nicole Jones made a motion to approve the minutes as submitted. Jesse Nuñez seconded the motion and all directors were in favor.
- Director Theresa Lally signed the minutes as submitted.

REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the March financial statements
 - Director Theresa Lally raised questions about the monthly fee being paid to PRES per unit
 - PRES to email contract to Board Members
 - The Board of Directors reviewed the financial report for March
 - The Board of Directors reviewed the water and sewer savings in the amount of approximately \$600 for the month of March
 - The Board of Directors reviewed the telephone expenses for the month of March
 - PRES explained the decrease in trash payment from \$2,444 in March to \$1,930 in April
 - The Board of Directors reviewed the Balance Sheet for March
 - The Board of Directors decided to pay back the loan due to the reserve account totaling \$17,996 in four monthly installments starting May
- Director Nicole Jones made a motion to approve the financial statements as submitted. Director Theresa Lally seconded the motion and all directors were in favor.

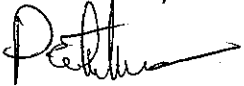
NEW BUSINESS

- Discussion regarding the best way for homeowners to communicate with PRES
 - PRES to include notice in June statement to contact us using our email, instead of Board Member
- The Board of Directors confirmed new meeting time to be from 5:30 PM to 6:30 PM for the Executive Session of the Meeting of the Board of Directors with walkthrough beginning at 4:30 PM
- Homeowner from unit 22 requested that his parking spot (#22) be repainted
 - PRES to repaint parking spot #22
- Discussion of re-assigning numbering for parking assignment and garage assignment
- Discussion regarding re-coating asphalt in community with slurry coat
- Discussion regarding drain maintenance issues
 - PRES to bring quotes to next meeting
- Discussion regarding property tax assessment appeals
 - PRES to put form on website for property tax appeals as well as services performed by PRES
- Homeowner requested that the railings near unit #22, #69, and #77 be painted

ADJOURNMENT

- The main meeting of the Board of Directors was adjourned at 7:38 PM

Submitted by:



Peter Bower

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, _____, 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 _____ (DATE).



Duly Appointed Secretary
Stonemark at Los Morros Condominium Association