

MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FRIDAY, AUGUST 7, 2009 6:30 PM
AT THE ASSOCIATION'S CLUBHOUSE

DIRECTORS PRESENT

Vice President: Patricia Hasen

Secretary: Teresa Lally

Director: Jesse Nuñez

PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, Peter Bower, Erika D'Agostini

CALL TO ORDER

- Director Patricia Hasen called the main meeting of the Board of Directors to order at 6:30 PM
 - A quorum of the Board of Directors was met

HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:30 PM
- Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.
- The following Homeowners were present:
 - Lloyd Haynes from unit 36
 - Chuck Sepp from unit 12
 - Tim Saffell from unit 117
 - Randy Arbuckle from unit 86
- Homeowner from unit 86 informed the Board and management of Dog violations.
 - PRES to include notice about responsible dog ownership on next statement.
- Homeowner from unit 86 requested asked questions of the management about water use restrictions.
 - PRES informed the residents about the water restrictions in the community.
- Homeowner from unit 12 informed the Board and management about the broken shower handle in the pool area.
- Homeowner from unit 12 informed the Board about continued visitor parking violations.
 - PRES informed the residents that violation notices have been sent out and towings have taken place.
- Homeowner from unit 117 informed the Board and management that the lights have been on during daylight hours.
 - PRES to investigate cause of lights being on during daylight hours.
 - PRES to have maintenance clean photo cells if dirty.
- Homeowner from unit 12 informed the board about peeling stucco on the pool fence walls.
 - PRES to bring bids for stucco repair to next board meeting.
- Homeowners Forum was Adjourned at 6:45 PM

REVIEW OF MINUTES

- The Board of Directors reviewed the minutes from the June meeting of the Board of Directors.
- Director Teresa Lally made a motion to approve the minutes as submitted. Director Patricia Hasen seconded the motion and all directors were in favor.
- Director Teresa Lally signed the minutes as submitted.

REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the June financial statements
 - Director Theresa Lally requested information of PRES about the monthly maintenance expenses covered by the Community Maintenance Program in the community and requested that PRES create a single line item for this expense.
 - PRES to put the Community Maintenance Program expense on one line item as requested.
 - Director Theresa Lally requested information about the Hydro-Scape expenses.
 - PRES to email the Board with information on the Hydro-Scape Products.
- Director Patricia Hasen made a motion to approve the June financial statements as submitted. Director Theresa Lally seconded the motion and all Directors were in favor.

OLD BUSINESS

- PRES reported on the bids gathered for installing a security camera system in the community.
- The Board of Directors discussed the proposal, and requested more information.
 - PRES to obtain bids from a car dealership about the recording device they use for security.
- The Board of Directors reviewed the ideas contained within the brainstorming session by Homeowner Paul Dunn and Tim Saffell.
 - PRES to investigate the cause of the lighting in the community remaining on during daylight hours.
 - PRES to investigate options for installing energy efficient light bulbs on one of the buildings in the community.

NEW BUSINESS

- PRES informed the board about warranty manuals from CESN.
 - PRES to post the warranty manuals on the website.
- PRES presented three asphalt bids to the Board
 - Boss Contracting, Inc for 51,300.00
 - National Paving, Inc for \$32,694.00
 - Kingdom Paving, Inc for \$29,150.00
- The Board of Directors reviewed the three proposals and requested that PRES see what could be done for \$20,000.

ADJOURNMENT

- The main meeting of the Board of Directors was adjourned at 7:15 PM

Submitted by:



Peter Bower

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, Sheresa Jaly, 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