

MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 13, 2010 6:00 PM
AT THE ASSOCIATION'S CLUBHOUSE

DIRECTORS PRESENT

Director: Theresa Lally

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 6:12 PM
 - A quorum of the Board of Directors was met

HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:12 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 reported that the gate entry box does not work on days that there is rain.
 - Board of directors instructed PRES to call vendor to fix the front gate box.
 - Homeowner that the parking space numbers be re-painted.
 - Board informed homeowner that this issue was on the agenda for the regular session of the board of directors meeting tonight.
 - Homeowner reported that the storm drain next to the back gate is clogged.
 - Board of directors instructed PRES to call plumber to clean out drain.
- Homeowners Forum was Adjourned at 6:29PM

PROSPECTIVE BOARD MEMBER INTERVIEWS

- Homeowner Charles Sepp residing in unit 5005 Los Morros Way #12 communicated an interest in joining the board of directors via e-mail.
- Homeowner Paul Dunn residing in 5010 Los Morros Way #27 spoke to the board regarding his interest in joining the board of directors.
- Homeowner Lloyd Haynes residing in 5021 Los Morros Way #36 spoke to the board regarding his interest in joining the board of directors.

- The Board of Directors discussed individual candidates. Director Tim Saffell made a motion to appoint Charles Sepp as the new board member. Director Theresa Lally seconded the motion and all directors were in favor.
 - The Board of Directors instructed PRES to contact Mr. Sepp and welcome him as the newest member to the Board of Directors.

REVIEW OF MINUTES

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

REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the November through December financial statements.
 - Director Tim Saffell made a motion to approve the November through December financial statements as submitted. Director Jesse Nuñez seconded the motion and all Directors were in favor.

NEW BUSINESS

- The board of directors reviewed APS proposal for a Preventative Maintenance Agreement for the entry gates to the property.
 - The board of directors declined the APS proposal.
- Board of directors reviewed Paylease proposal to enable homeowners to pay their homeowners dues using a credit card.
 - The board of directors instructed PRES to table the proposal at this time.
- Board of directors reviewed So. Cal Tree Care proposal to clean the rain gutters at the property.
 - Director Tim Saffell made a motion to approve the National Paving proposal. Director Theresa Lally seconded the motion and all Directors were in favor.
- Board of directors discussed installing hard rubber flooring in the playground area.
 - The board of directors instructed PRES to table the proposal at this time.
- Board of directors discussed changing the scheduled board meetings in March 2010 and May 2010.
 - The board of directors instructed PRES to change board of directors meeting in March 2010 to March 3rd and in May 2010 to May 5th.
- Board of directors reviewed HOA insurance proposals by Farmers Insurance and Travelers Insurance.
 - Director Tim Saffell made a motion to approve the November through December financial statements as submitted. Director Jesse Nuñez seconded the motion and all Directors were in favor.

- Board of directors discussed how the HOA is being billed for water by the City of Oceanside.
 - The board of directors instructed PRES to contact the City of Oceanside and request the associations account be changed from a residential account to a commercial account.

OLD BUSINESS

- The board of directors reviewed the proposals from National Paving and Kingdom Paving to repair and slurry seal the property parking lot.
 - Director Tim Saffell made a motion to approve the National Paving proposal. Director Jesse Nuñez seconded the motion and all Directors were in favor.

HOMEOWNER VIOLATIONS

- The board of directors instructed PRES to send 5022 Los Morros Way #42 a violation letter to repair their garage door.
- The board of directors instructed PRES to send 5021 Los Morros Way #34 a violation letter to remove the (2) refrigerators from their garage.

ADJOURMENT

- The main meeting of the Board of Directors was adjourned at 7:40 PM

Submitted by:


David Sanders

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, THELMA LAU, 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