

# MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY NOVEMBER 10, 2010 5:30 PM  
AT THE ASSOCIATION'S CLUBHOUSE

## DIRECTORS PRESENT

President: Charles Sepp

Vice President: Treasurer: Nicole Jones

Director: Jesse Nunez

## PACIFICA REAL ESTATE SERVICES (PRES)

David Sanders

## CALL TO ORDER

- President Charles Sepp called the main meeting of the Board of Directors to order at 5:28PM
  - A quorum of the Board of Directors was met

## HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 5:28 PM
- Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.
- New homeowner of units #76 & #80 requested a copy of the current P/L Report.
  - The Board of Directors instructed PRES to send homeowner report.
- Homeowners Forum was Adjourned at 5:49PM

## REVIEW OF MINUTES

The Board of Directors reviewed the minutes from the September 2010 meeting of the Board of Directors. President Charles Sepp made a motion to approve the September 2010 minutes as submitted. Director Jesse Nunez seconded the motion and all directors were in favor.

## REVIEW OF FINANCIAL STATEMENTS

▪ The Board of Directors reviewed and discussed the September 2010 financial statements. President Charles Sepp made a motion to approve the September 2010 financial statements as submitted. Director Jesse Nunez seconded the motion and all Directors were in favor.

NEW BUSINESS

- The Board of Directors discussed the balance of the reserve account.
  - The Board of Directors instructed PRES to report back to the board as to the current balance in the reserve account and whether the account is currently being fully funded.

OLD BUSINESS

- The Board of Directors the proposals for caulking the unit windows for all of the buildings.
  - The Board of Directors approved the ResCom proposal for \$7,860.
- The Board of Directors discussed the termite warranty proposals.
  - The Board of Directors instructed PRES to table the bids.
- The Board of Directors discussed the rain gutter cleaning proposals.
  - The Board of Directors instructed PRES to table the bids.
- The Board of Directors discussed the proposal to repair unit #84 balcony.
  - The Board of Directors instructed PRES to table the bids.
- The Board of Directors discussed the proposals to paint the retaining wall on the south side of the property.
  - The Board of Directors instructed PRES to table the bids.

ADJOURMENT

- The main meeting of the Board of Directors was adjourned at 6:26PM

Submitted by:

David Sanders

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, TERESA 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 1/12/11 (DATE).

Teresa Lally  
Duly Appointed Secretary  
Stonemark at Los Morros Condominium Association