

# MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, NOVEMBER 11, 2009 6:00 PM  
AT THE ASSOCIATION'S CLUBHOUSE

## DIRECTORS PRESENT

Vice President: Patricia Hasen

Director: Theresa Lally

Director: Tim Saffell

Director: Jesse Nuñez

## PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, David Sanders

## CALL TO ORDER

- Director Patricia Hasen called the main meeting of the Board of Directors to order at 6:01 PM
  - A quorum of the Board of Directors was met

## HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:01 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 from unit #8 reported ants on the interior of their unit. Homeless picking through trash. Stated that they have no access to water faucet, handle is missing.
  - Homeowner from unit#27 inquired about emergency plan for water and power shut off.
    - PRES stated it is not aware of any plan.
  - Homeowner from unit #124 asked what the vote tally was from the annual election.
    - Board informed homeowners of vote tally from Annual Election.
  - Homeowner from unit #124 requested that the board of directors contact information be placed on the association website.
    - Board of directors denied the request.
  - Homeowner from unit#36 requested that the word "condominiums" be placed on the sign at the front of the building.
    - Board of directors denied the request.
  - Homeowner from unit#27 inquired about the by-laws with regard to renter to homeowner ratios.
    - Homeowner will research issue and report back to board of directors at the next meeting.
  - Homeowner from unit #124 said that the exterior lights are out in the 5057 building, as well as mailbox lights next to the building.
    - Board instructed PRES to inspect the building and fix the problem.
  - Homeowner from unit #124 inquired about delinquent accounts at the building.

- Board of directors stated that PRES has collected over \$39,000 in delinquent HOA dues during 2009.
- Homeowner from unit#27 Suggested that the association install a backup power supply for the entry gates.
- Homeowner from unit #124 requested homeowners meetings to be moved to Saturdays or a later time during the week.
  - Board suggested having committees meet on Saturdays.
- Homeowner from unit#27 said that units #23 & #24 garage door vents need to be replaced, and that either unit #29 or #31 is using garage for storage.
  - Board instructed PRES to send a violation letters.
- Homeowner from unit#27 inquired about what onsite landscaper's job description was and suggested getting bids from outside companies.
  - Board of directors spoke with PRES about maintenance contract.
  - PRES stated that landscaping expenses have been decreased by 20% this year.
  - Board instructed PRES to put maintenance contract on website.
  - PRES suggested homeowners e-mail maintenance requests directly to PRES.
  - Paul Dunn, Daniel Hernandez and Tim Saffell to draft maintenance schedule to be posted on website.
- Homeowner from unit #124 Inquired as to what time walkthrough was done by PRES. Asked how often association website was updated to review financial statements and maintenance expenses. Expressed concern as to the amount of money being paid for Community Maintenance Program.
  - Board instructed PRES to investigate cutting back landscaper's hours.

- Homeowners Forum was Adjourned at 7:21 PM

#### REVIEW OF MINUTES

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

Director Theresa Lally made a motion to approve the minutes as submitted. Director Patricia Hasen seconded the motion and all directors were in favor.

#### REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the July through September financial statements.

Director Theresa Lally made a motion to approve the July through September financial statements as submitted. Director Jesse Nuñez seconded the motion and all Directors were in favor.

#### NEW BUSINESS

- The board of directors discussed limiting the time that a homeowner can speak at the homeowner's forum.
  - PRES implement new system at the next homeowner's forum.

- Board of directors reviewed Stantec Corporations proposal to install ground water monitoring station on association property.
  - Board instructed PRES to contact Stantec Corporation and inquire as to what amount of a monthly fee they are offering to place monitoring well on the associations property.
- The board of directors did not cover the following items that will be covered at the next board meeting.
  - Cost to implement voting restrictions for board members in delinquency- \$500.
  - Paylease proposal.

ADJOURMENT

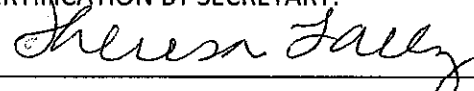
- The main meeting of the Board of Directors was adjourned at 7:47 PM

Submitted by:

  
David Sanders

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