

MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, SEPTEMBER 9, 2009
AT THE ASSOCIATION'S CLUBHOUSE

DIRECTORS PRESENT

Vice President: Patricia Hasen

Treasurer: Walid Romaya

Director: Jesse Nuñez

PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, Peter Bower

CALL TO ORDER

- Director Patricia Hasen called the main meeting of the Board of Directors to order at 5:55 PM
 - A quorum of the Board of Directors was met

HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 5:55 PM
- Introductions were made and homeowners present were given an opportunity to speak and ask questions of the Board.
- The following Homeowners were present:
 - Ron & Sharon Mayle from unit 55
 - Paul Dunn from unit 27
 - Tim Saffell from unit 117
 - Steve Shock and Andrea Potter from unit 84
 - Angela Zunic from unit 74
 - Martin Alcala from unit 8
 - Chuck Sepp from unit 12
 - Lloyd Haynes from unit 35
 - Patricia Hasen from unit 82
 - Jesse Nunez from unit 16
 - Anissa Sharp from unit 53
 - Robert Lucas from unit 90
- Homeowners present raised the following issues:
 - Director Patricia Hasen reported graffiti on the North wall of the property
 - ◆ PRES to paint over graffiti
 - Homeowner from unit 84 reported the homeowner of unit 80 parking in front of their garage as well as having a BBQ outside with a can of lighter fluid on the patio.
 - Homeowner from unit 84 reported exterior lights not working in building 5046
 - ◆ PRES to investigate cause and repair lights
 - Homeowner from unit 12 reported exterior lights not working in building 5009
 - ◆ PRES to investigate cause and repair lights

- Homeowner from unit 27 reported tenants of unit 31 not keeping dogs on leash and parking motorcycles on the balcony
- Homeowner from unit 27 requested information on the status of stucco repairs for the walls of the pool area.
- Homeowner from unit 8 reported a tree branch pushing up against the wall of building 5005.
- Homeowner from unit 8 reported ants on the interior of their unit.
 - ◆ PRES to spray for ants on the exterior areas surrounding of the building.
- Homeowner from unit 84 reported a cracked patio in two sections
- Homeowner from unit 27 reported that the trash cans in the pool area have been dirty.
 - ◆ PRES to place bigger trash cans in the pool area.
- Homeowner from unit 27 reported ongoing parking violations in the visitor parking spaces and recommended that a "Visitors Only" sign be installed in front of each visitor parking space.
- Homeowner from unit 8 reported that the grill in the pool area is dirty.
 - ◆ PRES to inspect the grill
- Homeowner from unit 27 requested information about the duties of the maintenance personnel.
- Homeowner from unit 74 reported water runoff in the parking lot in front of their unit.
- Homeowners Forum was Adjourned at 6:15 PM

REVIEW OF MINUTES

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

REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the July through August financial statements
- Director Patricia Hasen made a motion to approve the July through August financial statements as submitted. Director Walid Romaya seconded the motion and all Directors were in favor.

OLD BUSINESS

- PRES informed the Board that currently there are no voting restrictions in place for members in delinquency.
 - PRES to research cost to implement voting restrictions for board members in delinquency.
- PRES informed the Board that currently the Governing Document of the Association make no statement about a designated car wash area in the community.
 - The Board of Directors decided not to implement a designated car wash area in the community.
- PRES presented two asphalt bids to the Board:
 - National Paving, Inc for \$20,896
 - Kingdom Paving, Inc for \$19,850
 - The Board did not approve either bid.
 - PRES to obtain bids for repairing the worst 4 areas only.

NEW BUSINESS

- PRES presented a bid from Sam's Welding for the replacement of rusted steel fencing within the property.
 - PRES to obtain two more bids for the Board.
- PRES presented the letter from the homeowner of unit 53 regarding air bubbles in the closet.
 - The Board informed PRES of bubbles caused by the Air Conditioning unit near the closet.
 - PRES to determine the cause of the air bubbles.
- PRES presented bids for replacement of the picnic tables in the playground area of the community.
 - The Board did not approve the bids.
 - PRES to remove the broken picnic table.
- PRES informed the board about leaks in unit 29 and 102
 - Unit 29 - Leak caused by ABS pipe in contact with half inch copper pipe.
 - PRES to determine whether the pipes in question were the responsibility of the HOA or the Homeowner.
 - Unit 102 - Leak caused by leaking faucet in unit 104 above.
 - Leak and potential mold remediation is responsibility of Homeowner of unit 104.
- PRES informed the Board about the damage caused to unit 123 by homeowner of unit 122.
- PRES informed the Board about the \$1,200 check received from Geico Insurance as a result of the insurance claim made for damage to unit 123.
 - Director Walid Romaya made a motion to approve repair work to be done on unit 123, Director Patricia Hasen seconded the motion, and all directors were in favor.
- PRES presented correspondence regarding insurance claim for unit 7 from Robert Flores Jr. on behalf of Kimberly Kohn, his insured.
 - PRES to inform Robert Flores that no additional payments will be made in light of payments made prior to the Homeowner of unit 7.

ADJOURNMENT

- The main meeting of the Board of Directors was adjourned at 7:35 PM

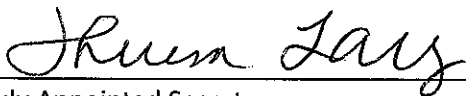
Submitted by:

Peter Bower

Pacifica Real Estate Services, Inc.

CERTIFICATION BY SECRETARY:

I, THERESA 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 11-11-09 (DATE).



Duly Appointed Secretary
Stonemark at Los Morros Condominium Association