

# MINUTES

STONEMARK AT LOS MORROS HOMEOWNERS ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, MAY 13, 2009 6:30 PM  
AT THE ASSOCIATION'S CLUBHOUSE

## DIRECTORS PRESENT

President: Nicole Jones  
Vice President: Patricia Hasen  
Treasurer: Walid Romaya

MOTION BY: PAT

SECOND BY: TH

ALL IN FAVOR: YES

## PACIFICA REAL ESTATE SERVICES (PRES)

Mirko Marrone, Peter Bower

## CALL TO ORDER

- Director Nicole Jones called the main meeting of the Board of Directors to order at 6:33 PM
  - A quorum of the Board of Directors was met

## HOMEOWNER OPEN FORUM:

- The Homeowner Open Forum was opened at 6:33 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:
  - Questions regarding the water usage restrictions in the community.
    - ◆ PRES explained the reasons for the water usage restrictions as well as the measures being taken to enforce the violations.
  - Questions regarding security for the community, specifically for the pool during the summer months
    - ◆ Director Walid Romaya explained the budget limitations that forced the board to remove the security service from the community.
    - ◆ PRES recommended reporting specific violations to the management company (PRES) in order to proceed with violations, hearings, and fines.
    - ◆ Director Walid Romaya recommended researching the purchase of a security camera system for the community from Costco.
      - PRES to research cost for next board meeting
    - ◆ Director Walid Romaya recommended implementing a security committee who will document and report security violations to PRES.
      - No action was taken in response to the recommendation to implement a security committee
  - Complaints regarding excessive parking use by residents of units 1 and 120 ✕
  - Homeowner from unit 22 reminded PRES that the number on his parking spot is still unpainted
- Homeowners Forum was Adjourned at 6:55 PM

## REVIEW OF MINUTES

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

- Director Nicole Jones made a motion to approve the minutes as submitted. Director Walid Romaya seconded the motion and all directors were in favor.
- Director Nicole Jones signed the minutes as submitted

#### REVIEW OF FINANCIAL STATEMENTS

- The Board of Directors reviewed and discussed the April financial statements
  - Director Walid Romaya made a motion to repay the loan from the reserves, amounting to \$17,996, over a 6 month period in \$3,000 increments, beginning in May. Director Nicole Jones seconded the motion, and all were in favor.
  - Director Walid Romaya requested that PRES provide an analysis showing whether or not the Association is making a positive ordinary cash flow (excluding all unordinary incomes and expenses, such as gate repairs and collection efforts) for the month of April.
  - PRES explained the switch of banks for the funds previously held in a CD by Regions Bank to a money market fund by Union Bank
- Director Walid Romaya made a motion to approve the April financial statements as submitted. Director Nicole Jones seconded the motion and all Directors were in favor.

#### OLD BUSINESS

- PRES reported on actions taken during the previous month as stated in the memo
- PRES presented two proposals for Hydro-Jetting the drains in the community
  - Drain Patrol for \$865 (Plumbing Company previously used by Stonemark at Los Morros)
  - North County Plumbing for \$850 (PRES has worked with this company in the past)
- Director Patricia Hasen made a motion to approve the proposal from North County Plumbing, Director Walid Romaya seconded the motion, and all were in favor
- PRES updated the board on the status of the proposals for resurfacing the asphalt
  - Director Walid Romaya recommended that the visitor parking spaces be both numbered as well as having "Visitor Parking" painted on them in order to differentiate between visitor parking spaces

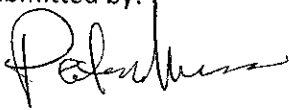
#### NEW BUSINESS

- PRES updated the board on the status of the insurance claim for unit 7 for Gary Fliegel
- The Board of Directors explained the history to PRES – SLM paid Gary Fliegel approximately \$2,300 in 2008 for damages.
- The Board of Directors instructed PRES to send a letter to Gary Fliegel denying the request for further money.
- PRES reported on the additional gate repairs needed on the maglock for the main entrance gate. PRES to have bid at next meeting

#### ADJOURNMENT

- The main meeting of the Board of Directors was adjourned at 7:32 PM

Submitted by:

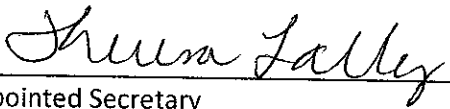


Peter Bower

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 6-10-2009 (DATE).



Duly Appointed Secretary  
Stonemark at Los Morros Condominium Association