

**MORADA MAINTENANCE CORPORATION**

**P. O. Box 463100**

**Escondido, CA 92046-3100**

**Phone: 760-746-9127 Fax: 760-738-6211**

**BOARD OF DIRECTORS MEETING**

**March 11, 2009**

The regular meeting of the Board of Directors of the Morada Maintenance Corporation was held on the above date at the Morada Maintenance Corporation Clubhouse, 18664 Caminito Cantilena, San Diego, CA 92128.

Those in attendance were Directors: Charlotte Cagan, Mark Crispino, Jeff Goyette, Don Jacobs and Roger Wilderotter. Directors absent: None. Also present: Mary Plemons representing P & K Condo Management, Inc.

**CALL TO ORDER**

A quorum of the Board was present and the meeting was called to order at 6:12 p.m. by President Roger Wilderotter immediately after close of Homeowner Forum.

**HEARING**

A Member who had been called to a Hearing had telephoned and stated that he would be out of town on this date and asked that he be re-scheduled to the April meeting.

**MINUTES OF PREVIOUS MEETING**

The minutes of the February 11, 2009, regular meeting were approved as presented.

**FINANCIAL REPORT**

Treasurer Don Jacobs reviewed the Annual Audit as of December 31, 2008, the after audit financial statement as of December 31, 2008, the financial statements for months ending January 31, 2009 and February 28, 2009. The statements were accepted and will be placed on file.

MOTION was duly made and passed unanimously to accept the audit. In compliance with Civil Code a copy of the audit will be mailed to the members.

There was no delinquent report from Epsten, Grinnell & Howell. Collection letters from the management company and responses from Members were reviewed and decisions made as follows: The owner of unit #350, will be advised that the Board will waive late fees for a period of 90 days while he brings his account current.

The owner of #394 will be advised that the Board will accept a payment of \$400.00 towards the delinquent balance and then will review all late charges for write off.

The meeting was recessed at 7:00 p.m. for the re-scheduled Annual Meeting of Members.

The meeting reconvened at 7:12 p.m.

## **STANDING COMMITTEE REPORTS**

**Architectural Review** – There were no requests submitted.

**Landscape** – Jeff Goyette had nothing to present.

## **HOMEOWNER/RESIDENT COMMUNICATIONS**

**Website** – Roger Fraumann has been requested to redirect the Morada web-site from PCM to P & K.

**e-bulletin** – A e-bulletin reminder to the Members to send in their election ballot was not sent because many of those on the e-bulletin address list are tenants. Comparing the list with the list of those who had returned the ballot we found that most of the Members on the e-mail list had already returned the ballot.

Another request for e-mail addresses will be sent with the audit.

## **MANAGER'S REPORT**

Additional units have reported moisture intrusion and are being investigated.

Proposal from the Attorney firm of Feist, Vetter, Knauf and Loy to handle delinquent accounts had been included in the meeting packet. MOTION was duly made and passed unanimously to sign the Agreement to move the accounts from Epsten, Grinnell & Howell. All other legal matters will remain with Epsten, Grinnell & Howell.

MOTION was duly made and passed unanimously to authorize Mary Plemons to contact the Association Attorney for an opinion on whether contingency reserve funds can be used for mold abatement and/or whether the Board can add mold abatement as an additional category to other reserve categories.

**Correspondence** – The correspondence requiring Board action had already been reviewed.

## **OLD BUSINESS**

Requests for bids to paint the metal and wood trim in Phase I are being prepared.

**NEW BUSINESS**

Water conservation - We are concerned about how to enforce the required savings when it becomes mandatory to do so.

Refuse disposal - Further investigation will be made on other disposal companies.

Waste Management will be asked if they have signs that list what should be placed in the recycle bins.

The next regular meeting will be April 8, 2009, at 6:00 p.m.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 8:08 p.m.

Respectfully submitted,



Mary Plemons, CCAM  
Recording Secretary

Board Member



Date

4/8/09