

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
MARCH 22, 2010
MINUTES**

NOTICE With notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on March 22, 2010, at Community Clubhouse, Yorba Linda, California.

PRESENT Joe Capotrio, President
Jim Domen, Vice President
Annette Gilbert, Secretary
Rick Reilly, Treasurer
Carlos Rodriguez, Member at Large

Taryn Martin, Action Property Management, Inc.

CALL TO ORDER The meeting was called to order at 6:10 P.M. by Joe Capotrio, President.

**EXECUTIVE
SESSION
DISCLOSURE**

Management informed the members that there was an Executive Session that was held prior to that meeting on March 22, 2010 to discuss member discipline matters, collections and Board member conduct.

**CONSENT
CALENDAR**

A motion was duly made, seconded and carried to accept Items A through C appearing on the Consent Calendar, hereby attached to these minutes as Exhibit A. Motion carried unanimously.

**COMMITTEE
REPORTS**

Clubhouse Committee

The Clubhouse Committee gave a brief update to the Board and members in regards to the Clubhouse Committee. The Board stated that the fire place was broken but it is currently fixed. They are going to start checking to ensure fire place is off and check to ensure sound system works.

Social Committee

The Social Committee gave a brief update to the Board and members in regards to the small gathering on April 24, 2010 with appetizers and desserts. Homeowners Association will provide beverages.

Street Committee

The Street committee gave an update to the Board members and the members of the community in regards to slurry seal. The target date is late May, maybe a Thursday.

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OPEN FORUM Items discussed: compliments on newsletter, sprinkler repairs, fences architectural applications.

**UNFINISHED
BUSINESS**

Cracks in Pool Decking

The Board of Directors discussed the recent project that Shea has in regards to the cracks in the pool decking. Shea has completed the project last week and the Board of Directors has directed Management to close out this issue.

Alarm Company Proposals

The Board of Directors discussed the alarm company bid proposals. The Board of Directors directed Management to send the contracts by email prior to the meeting received. This item has been tabled to April.

**NEW
BUSINESS**

Draft Audit Review

The Board of Directors reviewed the draft audit provided the CPA firm. Rick Reilly made a motion, Annette Gilbert seconded. Motion carried to approve the draft audit.

Utility Door Repair Proposal

The Board of Directors reviewed the proposal provided by Protec. The Board indicated that the repairs can be completed while they are onsite as part the maintenance contract and the Board should only be charges for parts. The Board also directed Management to speak to Protec in regards to braking down the labor versus parts on all bids.

Landscape Proposals

The Board of Directors reviewed the proposal provided by Park West Landscape. Joe Capotrio made a motion, Carlos Rodriquez, seconded. Motion carried to approve the Star Jasmine in the amount of \$375.00.

Pool Light Proposals

The Board of Directors reviewed the proposals provided by Management for lighting in front of the clubhouse. Joe Capotrio made a motion to deny, Rick Reilly seconded. Motion carried. The Board of Directors directed Management to contact Tri-County Lighting for recommendations for the lighting along the front of the clubhouse and look into Malibu lights to be installed, solar lights to be installed. The Clubhouse Committee will look into and provide a recommendation and have Protec look into the issue and provide a proposal.

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Patrol Proposal

This item has been tabled to the April meeting.

**NEW
BUSINESS
(CONT'D)**

Proposed Rule Change – Holiday Lighting

This item has been tabled to the May meeting.

Delinquencies

The Board of Directors made a motion to file a lien on the following accounts if not paid by April 1, 2010: Account # 4802140760 and 4802171131. Motion was seconded, motion carried.

ADJOURN

There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:25 P.M. by President, Joe Capotrio.

ATTEST

Respectfully Submitted by Taryn Martin, Community Manager

APPROVED BY THE BOARD OF DIRECTORS ON 4/26/2010