

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, MARCH 10, 2025
MINUTES**

NOTICE	Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held Monday, March 10, 2025, at 7:00 pm, Association clubhouse and via teleconference.
PRESENT	Lillian Franklin, President Robert Carson, Vice President Taryn Martin, Secretary Vacant, Treasurer Robert Powers, Member at Large
ABSENT	None
ALSO, PRESENT	Christie Alviso, StoneKastle Community Management, Inc.
CALL TO ORDER	The meeting was called to order at 7:12PM by President, Lillian Franklin.
OPEN FORUM	There were 15 homeowners present to discuss: financial position, further special/emergency assessments, fire insurance, landscape walks, delinquent accounts, temp plastic on flashing is falling down, mulch in flower bed, and any further fire mitigation.
CLUBHOUSE COMMITTEE	Nothing to report to the Board.
MINUTES	<u>Regular Session</u> A motion was made, seconded, and carried to approve the revised Regular Session Minutes of November 18, 2024, Regular Session Board Minutes of February 10, 2025, and Special Regular Session Minutes of February 12, 2025.
FINANCIAL INFORMATION	<u>Financial Statement</u> A motion was made, seconded, and unanimously carried to accept February 28, 2025, Financial Statement and Treasurers report for February 2025, subject to fiscal year end audit. Motion carried. <u>Account Review</u> As of February 28, 2025, the operating account had a balance of \$112,067.34 +\$236.293.15 in the ICS account and in the reserve/investment account had a balance of \$170,203.56.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MARCH 10, 2025**

LIEN FILING

Lien(s)

Nothing was presented to the Board at this time.

**UNFINISHED
BUSINESS**

Construction Defect Repairs Project - Update

Reconstruction Experts passed all of inspections for lath placement and some units have scratch coat which were approved.

They are proceeding with stucco placement on Pelham this week with an inspection scheduled for Tuesday, 02/11, for all homes on Pelham.

They are working on all homes at Emerald drive with blocking, concrete removal where required and flashing placement, inspection for lath is scheduled for Tuesday 02/18.

Solar Energy Policy 28-Day Comment & Adoption

In May Management provided to the Board in the Board packet. Associations legal counsel submitted correspondence regarding removal of leased solar energy systems. Although legal opinion was provided with the Boards comments, legal counsel would like to discuss with Director Lillian and Richard. Management has made a 2nd attempt to arrange a call with legal counsel. The Board met with Associations legal counsel and a clean copy is being mailed to membership for Board adoption.

Electric Vehicle Charging Station (EVCS) Policy 28-Day Comment & Adoption

Management provided legal counsel comments regarding recording a deed for such a project. The Association believes it to be another unnecessary cost to record a deed, especially if the Association is already requesting a pulled permit be filed. Management has made the request to also discuss this further with legal counsel during the Solar Energy Policy System. The Board met with Associations legal counsel and a clean copy is being mailed to membership for Board adoption.

Reserves Repayment Plan for Emergency Special Assessment - Construction Defect Project

This item has been postponed for the scheduled Monday, April 14th meeting.

Should the Board approve the reserves repayment plan for the Emergency Special the following motion below is required:

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MARCH 10, 2025**

The amount assessed would be \$1,638.39 per home with an option to pay up front or \$136.53 over twelve months with an effective start date. Additionally, a 30 notice to the membership will include all information as it relates all to the details for the emergency special assessment per civil code.

**ARCHITECTURAL
SUBMITTALS**

18967 Northern Dancer Lane – A motion was made, seconded, and unanimously carried to deny at this time owners backyard renovation applicaiton. All 45 Residential Buildings in the San Lorenzo Community Association have open City of Yorba Linda Building permits. The City Building Department will not sign off the final inspection on each building's permit until all the demolition, and step by step construction defect repair is completed to their satisfaction. This includes the grading requirements for soil and hardscape height under the stucco weep screed, drainage, and, in the case of Balmoral and Northern Dancer, the City Engineer's demand to rip open all completed work on the 17 buildings that were not repaired to the City Building Department specification, inspected, or approved.

The new City Building Official needs to decide on the acceptability of the completed work and way forward on grading and drainage before anyone spends personal funds to update or refresh or repair their yards with the potential of having to have our contractor rip out 3 the approved work and installed per city requirements.

NEW BUSINESS

Acceptance of Director Resignation

The Board was provided Director Williamson correspondence regarding his resignation from the Board of Directors as a result of close of escrow on his home on 3/6/25. A motion was made, seconded, and unanimously carried to accept Director Williamson's resignation.

Appointment of Director Vacancy

The Board has the right to appoint a director to fill the vacancy on the Board and the remaining term. A motion was made, seconded, and unanimously carried to appoint owner, David Barr to the open Board vacancy.

Homeowner Request(s)

The Board postponed the owner Larry K.'s request for a proposed new committee and attending the monthly landscape walks until the next meeting, while the Board discussed the items further in Executive Session.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MARCH 10, 2025**

Ratify Wooden Gate Repair Proposal(s)

A motion was made, seconded and unanimously carried to ratify approval of the following Amplex proposals totaling \$700.00.

- Dated 2.18.25 - to repair the wooden fence at 3981 Balmoral Drive in the amount of \$350.00.
- WO #1032611 - to repair the loose post attached to the wooden fence gate at 18944 Spectacular Bid Lane in the amount of \$350.00.

Roof Repair Proposal

A motion was made, seconded, and unanimously carried to ratify approval of ADCO Roofings proposal work order #13166 in the amount of \$2,457.00 to tile and relay approximately 100 square feet 18969 Pelham Way.

Clubhouse Technology Equipment Upgrade Proposal

A motion was made, seconded, and unanimously carried to accept the E Control Systems proposal #1801261 in the amount of \$2,470.82 to upgrade the very antiquated technology system in the clubhouse, as there have been many technological issues for the meeting set up after a clubhouse reservation by members.

Annual Maintenance of Fire Extinguishers (133) Proposal

A motion was made, seconded, and unanimously carried to accept the Fire Safety First proposal #1117151 in the amount of \$1,888.00 to perform annual maintenance on the 133 fire extinguishers throughout the community. The last annual maintenance was performed in March of 2024 and due in March of 2025.

Ratify LED Address Lamp Replenishment Proposal

A motion was made, seconded, and unanimously carried to accept the Three Phase Electric's proposal #13163 in the amount of \$1,209.00 to restock the HOA clubhouse supply of the LED address lamps that are getting low.

Acid Wash Pool/Spa Proposal

A motion was made, seconded, and unanimously carried to accept the Whittier Village Pool proposal #134250 in the amount of \$1,949.00 to acid wash the pool and spa, as it was noticed at the 3/5/25 site inspection, the floor of the pool looked dirty and streaked. The vendor inspected and reported back with the estimate for acid wash of the pool/spa.

ADJOURNMENT

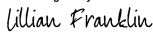
There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:29 PM.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MARCH 10, 2025**

ATTEST

Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

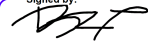
DocuSigned by:

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Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary/Treasurer of the San Lorenzo Community Association and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Regular Minutes of the Board of Directors Meeting held Monday, March 10, 2025, as approved by the Chairman of the Meeting.

Dated: 5/15/2025 _____

Signed by:

A95A30A164804C8

Acting Secretary