

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 9, 2011**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of San Lorenzo Community Association was held on May 9, 2011 at 6:30 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.

PRESENT Jim Domen, President
Jessie Ortiz, Secretary
Joe Capotrio, Member at Large

Jeanean Gillespie, StoneKastle Community Management, Inc.

ABSENT Carlos Rodriguez, Vice President
Fred Schultz, Treasurer

CALL TO ORDER The meeting was called to order at 7:11 pm by Jim Domen, President.

EXECUTIVE SESSION Jeanean Gillespie, Manager, reported that there was an Executive Session of the Board of Directors held on April 25th and earlier this evening to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.

OPEN FORUM Items discussed were – Communication emails to all, Signs and Costs and Top of Balmoral.

COMMITTEE REPORTS On behalf of the Street Committee, Management reported the recommendations to the Board. Management suggested that the committee talk with Larry regarding the street signs.

On behalf of the Clubhouse Committee, Management reported to the Board their recommendations on chairs and painting of the clubhouse. Motion was made by Jessie Ortiz to approve purchasing 4 new chairs with iron backs from Living Spaces, seconded by Jim Domen. Motion carried unanimously.

The Social Committee Chairperson reported to the Board their upcoming Spring event, the banner will be up and they have received 10 RSVP's.

MINUTES The April 25, 2011 Organizational Board meeting minutes were

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reviewed. Joe Capotrio motioned to approve, Jim Domen seconded. Motion carried.

The April 25, 2011 Board meeting minutes were reviewed. Jessie Ortiz motioned to approve, Jim Domen seconded. Joe Capotrio abstained, Motion carried.

The April 30, 2011 financial statement has been presented by StoneKastle Community Management and tabled to the June 13, 2011 meeting to allow Board Member Fred Schultz time to review and comment.

**UNFINISHED
BUSINESS**

CC&R Amendment

Management reported that the Draft CC&R Amendment was submitted to the City for comments per the member's request. No additional action was taken at this time.

Landscape Proposals

Management presented proposals from ParkWest Landscape Maintenance, Artistic Maintenance and Villa Park Landscape for Tree Trimming and Landscape Replacement. The proposals have been tabled while Management obtains proposals for Landscape Maintenance.

NEW BUSINESS

Park Design Proposal for Top of Balmoral

Management presented a recommendation for the top of Balmoral from Parkwest Landscape. Motion was made by Jessie Ortiz to table this item for further input by the Board, seconded by Jim Domen. Motion carried unanimously.

Conduct Policy

The Board Member and Open Forum Code of Conduct policy presented by legal counsel at the last Executive Meeting should be sent out to the membership for 30 day comment period. Motion was made by Jim Domen, seconded by Jessie Ortiz. Joe Capotrio opposed and requested further discussion **alleging** that the document from the Association Attorney was in conflict with the ByLaws and Freedom of Speech. Based on Jim and Jessie's confidence level with legal counsel, the Motion carried.

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Fire Extinguisher Cabinet Replacement

Management presented a correspondence from the vendor who performed the emergency fire extinguisher replacement and vandalized cabinet replacement. Management obtained proposals from Blaze Out, Gerboth and Fire Safety First on the non-emergency work that is currently pending. This item was tabled to the June 13, 2011 meeting so that vendors may attend the meeting to discuss proposals with the Board.

Reserve Study Proposals

Management presented proposals for the Reserve Study in preparation for the annual budget review. Motion was made by Jim Domen to approve the proposal from ARS in the amount of \$700, seconded by Jessie Ortiz. Motion carried.

Newsletter Review

Management presented a draft of the community newsletter for the Board's review. The Board instructed Management to get a write up from Mark Brown for the following newsletter.

Pool Area Proposals

Management presented proposals for the pool area in preparation for the pool season. Motion was made by Joe Capotrio to approve the purchase of 5 umbrellas from Costco by the clubhouse committee, seconded by Jim Domen. Motion carried.

Management presented a proposal to repair the spa heater by First Choice Pools in the amount of \$2,995. Motion was made by Jim Domen to approve, seconded by Jessie Ortiz. Motion carried.

Per the Board's request, Management presented a proposal for service from First Choice Pools. The Board instructed Management to obtain 3 competitive proposals for maintenance.

Pool Key Replacement fee – policy change

Management recommended that the Board increase the key replacement fee from \$10 to \$100 to deter people from distributing. This policy change must be sent out to the membership for a 30 day comment period. Motion was made by Joe Capotrio to approve, seconded by Jim Domen. Motion carried.

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Lein Resolutions

A motion was made by Jim Domen to file a lien against account number 1742140760 and seconded by Jessie Ortiz. Motion carried.

A motion was made by Jim Domen to file a lien against account number 1742160650 and seconded by Jessie Ortiz. Motion carried.

A motion was made by Jim Domen to file a lien against account number 1745980891 and seconded by Jessie Ortiz. Motion carried.

**NEXT
MEETING**

The next meeting will be held May 13, 2011 at 7:00 pm at the Community Clubhouse.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:34 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED



Jim Domen, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary 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 Minutes of the Board of Directors Meeting held April 14, 2011 as approved by the Chairman of the Meeting.

Dated: 8/8/11



Jessie Ortiz, Secretary