

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 14, 2012**

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 14, 2012 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.

PRESENT Jim Domen, President
Carlos Rodriguez, Vice President
Joe Capotrio, Treasurer
Marc Troyer, Member at Large

Jeanean Gillespie, StoneKastle Community Management, Inc.

ABSENT Fred Schultz, Secretary

CALL TO ORDER The meeting was called to order at 7:09 pm by Jim Domen, President

EXECUTIVE SESSION Jeanean Gillespie, StoneKastle Community Management, reported that there was an Executive Session of the Board of Directors held earlier this evening to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.

OPEN FORUM 17 owners present. Items discussed were – Landscape; Reserves; Skateboarders; Website; Rattlesnakes

MINUTES Legal Counsel was present and addressed the reason there was an emergency Executive Meeting in March was due to the a threat of the litigation where several members of the association were only given three days to respond due to the election. In order to defend the election process the Board of Directors held an executive meeting to authorize legal counsel to respond. Motion was made by Jim Domen, seconded by Marc Troyer. Joe Capotrio discussed his concerns that this sets precedence and it is not something he feels the association should defend. Carlos Rodriguez voted to approve the ratification; Joe Capotrio was opposed to the ratification. The motion carries. Joe Capotrio motioned to have the association defend him as Treasurer. No second, motion dies. Mark Guithues' stated that the omission insurance will cover all members. The March 12, 2012 Board meeting minutes and the April 9, 2012 Board meeting minutes were reviewed. Motion was made by Jim Domen, seconded by Joe Capotrio. Motion carried unanimously.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 14, 2012 - PAGE 2**

The April 30, 2012 financial statement has been presented by StoneKastle Community Management and reviewed.

**COMMITTEE
REPORTS**

Street Committee - The Street Committee sent a letter in addressing a concern of a homeowner to paint the curb across the pool parking lot red. The Street Committee does not feel it will be a good idea to paint only certain sections red because then people will think they can park anywhere it is not red. The Committee recommends signage.

Clubhouse Committee - The Clubhouse Committee presented revised reservation guidelines to present to the Board of Directors. Management will present at the next meeting. The Clubhouse Committee requested two additional card tables. Motion was made by Jim Domen, seconded by Marc Troyer to approve the purchase of two additional card tables. Motion carried unanimously.

Architectural Committee - The Board reviewed the architectural application that was approved by the architect on Northern Dance as well as awning recommendations.

**UNFINISHED
BUSINESS**

Janitorial Bids

Clubhouse Committee reported that they recommend approval of the barbeques, tile sealer and countertops. Motion was made by Jim Domen to approve the bid as recommended by the committee, seconded by Marc Troyer. Motion carried unanimously.

NEW BUSINESS

Reserve Study Proposals

The Board reviewed the three proposals provided by Management. Motion was made by Jim Domen, seconded by Joe Capotrio to approve the proposal from ARS for the full site inspection with photos in the amount of \$1,200. Motion carried unanimously.

Reserve Study Proposals

The Board reviewed the three proposals provided by Management. Motion was made by Joe Capotrio, seconded by Carlos Rodriguez to approve the proposal from Cadden & Fuller. Motion carried unanimously. A separate motion was made by Jim Domen, seconded by Joe Capotrio to send account 0760 to the collection attorney. Motion carried unanimously.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 14, 2012 - PAGE 3**

Maintenance Proposals

The Board reviewed the tabled proposal from CPR to add plexi-glass to the west end gate by the pool. Motion was made by Jim Domen, seconded by Carlos Rodriguez to deny the proposal. Motion carried unanimously. A separate motion was made by Marc Troyer to approve a proposal from PCW to repair the roof leak in the amount of \$765. Carlos Rodriguez approved the motion and Joe Capotrio was opposed. Motion carried.

Lien Resolutions

Motion was made by Carlos Rodriguez, seconded by Jim Domen to approve lien filing on 1742171120, 1742110420 and 1742111480. Motion carried unanimously.

**NEXT
MEETING**

The next meeting will be held June 11, 2012 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 8:13 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED



Jim Domen, Chairman of the Meeting



Carlos Rodriguez

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 May 14, 2012 as approved by the Chairman of the Meeting.

Dated: 



Fred Schultz, Secretary

Fred Schultz, Secretary