

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 13, 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 June 13, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.
- PRESENT** Carlos Rodriguez, Vice President
Jessie Ortiz, Secretary
Fred Schultz, Treasurer
Joe Capotrio, Member at Large
- Jeanean Gillespie, StoneKastle Community Management, Inc.
- ABSENT** Jim Domen, President
- CALL TO ORDER** The meeting was called to order at 7:09 pm by Carlos Rodriguez, Vice President
- EXECUTIVE SESSION** Jeanean Gillespie, Community Manager, reported that there was an Executive Session of the Board of Directors held earlier this evening and on May 9th to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.
- OPEN FORUM** Items discussed were – Landscape; Flowers at Entrance; Thanks to Board; Voice of San Lorenzo disclaimer; Communication emails to all; Landscape Walks and Top of Balmoral.
- VENDOR UPDATE** Parkwest gave a brief overview of the last quarter landscaping as well as introduced the new supervisor. Parkwest announced that they are now local.
- COMMITTEE REPORTS** The Street Committee was not present to report.
The Clubhouse Committee chair reported to the Board that they would like a card table purchased and the Alarm Contact list changed. Motion was made by Jessie Ortiz to approve purchasing a card table in the amount not to exceed \$75 and to deny the request to change the alarm contact list. Motion was seconded by Fred Schultz, Joe Capotrio was opposed and Carlos Rodriguez voted to agree. Motion carried.
The Social Committee Chairperson reported that the Spring Celebration was a successful event.

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The May 9, 2011 Board meeting minutes were reviewed. The minutes were tabled to next meeting.

The March 31, 2011, April 30, 2011 and May 31, 2011 financial statement has been presented by StoneKastle Community Management and reviewed. John Barnes from City National Bank introduced his company to the Board.

**UNFINISHED
BUSINESS**

Fire Extinguisher Cabinet Replacement

The Board reviewed the correspondence from Blaze Out Fire answering the questions that came up at the last Board Meeting. Motion was made by Joe Capotrio to replace the two missing fire extinguishers and the cabinets that are beyond repair and paint the ones that are not that bad and budget to replace remainder for following year. Motion was seconded by Fred Schultz and the motion carried unanimously.

CC&R Amendment

Management reported that the Draft CC&R Amendment was submitted to the City for comments per the member's request. No comments have been received at this time. The Board directed Management to follow up.

Park Design Proposal for Top of Balmoral

The Board discussed with the members present that this item is for exploratory and research. The Board agreed that there is a need for a RFP to design. Joe Capotrio commented that the Board should consider holding off on this item until a better financial time. Fred Schultz will volunteer to get more information. The Board directed Management to get a bid for design.

Conduct Policy

The Board Member and Open Forum Code of Conduct policy presented by legal counsel was sent out to the membership for 30 day comment. The Board read through the comments received and tabled this item for the next meeting when all Board Members are present.

Pool Key Replacement fee – policy change

The Board reviewed comments on the key policy change. Motion was made by Joe Capotrio to adopt the policy at \$50 key replacement fee, seconded by Jessie Ortiz. Motion carried unanimously.

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NEW BUSINESS

Newsletter Review

Management presented a newsletter for July. Carlos made a motion to draft the newsletter with Fred Schultz to be reviewed by the other Board Members prior to sending out, seconded by Fred Schultz. Motion carried unanimously.

Clubhouse Interior Painting Proposals

Management presented proposals for the painting of the interior of the clubhouse. Motion was made by Fred Schultz to approve the proposal from Pineda Construction in the amount of \$1500, seconded by Jessie Ortiz. Motion carried unanimously.

Security Proposals

Management presented proposals for the patrol of the community. Motion was made by Jessie Ortiz to approve the proposal from Provision in the amount of \$728 for two night and one day patrol, seconded by Fred Schultz. Motion carried unanimously.

Landscape Maintenance Proposals

Management presented proposals for the landscape maintenance throughout the community. Motion was made by Jessie Ortiz to approve keeping the Parkwest contract with a reduction, seconded by Fred Schultz. Joe Capotrio was opposed and Carlos Rodriguez approved. Motion carried.

Pool Maintenance Proposals

Management presented proposals for the pool maintenance. Motion was made by Jessie Ortiz to approve keeping the Aqua trends contract with a reduction, seconded by Carlos Rodriguez. Joe Capotrio was opposed and Fred Schultz approved. Motion carried.

Maintenance Manual Inspection Proposals

Management presented proposals for the maintenance manual inspections. The Board directed Management to negotiate with Protec to match the low bid contractor's price.

Lien Resolutions

Management announced the one lien for consideration paid in full.

**NEXT
MEETING**

The next meeting will be held July 11, 2011 at 7:00 pm at the Community Clubhouse.

ADJOURN

There being no further business to come before the Board of Directors

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at this time, the meeting was adjourned at 8:49 pm.

ATTEST Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED by the Board of Directors at the July 11, 2011 Board Meeting