

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 11, 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 July 11, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.

PRESENT Jim Domen, President
Carlos Rodriguez, Vice President
Fred Schultz, Treasurer
Joe Capotrio, Member at Large

Jeanean Gillespie, StoneKastle Community Management, Inc.
Lori Yarborough, StoneKastle Community Management, Inc.
Mark Guthuies, Esq.

ABSENT Jessie Ortiz, Secretary

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

EXECUTIVE SESSION Lori Yarborough, StoneKastle Community Management, reported that there was an Executive Session of the Board of Directors held earlier this evening and on June 13th to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.

OPEN FORUM Items discussed were – Parking in driveway; Landscape; Communication emails to all; Top of Balmoral; Security Services; Fire Extinguisher vandalism; Garage Sales; Utility Closets; Painting Project; Golf Balls hitting siding; work orders; Speeding; Financials and Roof Repairs. Attorney address the parking in driveway interpretation questions.

VENDOR UPDATE Provision Patrol introduced themselves and thanked the Community for the opportunity to provide service.

COMMITTEE REPORTS The Street Committee was not present to report.

The Clubhouse Committee chair reported to the Board that they would like to pursue purchasing a sofa table. Motion was made by Joe Capotrio, seconded by Fred Schultz to allow the committee to pursue getting costs and recommendation to present to the Board for

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 11, 2011 - PAGE 2**

purchasing a sofa table. Jim Domen abstained, Carlos approved, and motion carries. Ted Lee discussed blackout dates and decided that holidays will be at discretion of committee members being available on those days.

The Social Committee Chairperson nothing to report.

MINUTES

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

The June 13, 2011 meeting minutes were reviewed. Motion was made by Fred Schultz, seconded by Carlos Rodriguez to approve as presented. Joe Capotrio approved, Jim Domen Abstained. Motion carried.

The June 30, 2011 financial statement has been presented by StoneKastle Community Management and reviewed. Motion was made by Fred Schultz, seconded by Jim Domen to move \$225,000 from money market to Wells Fargo CD ladder. Motion carried unanimously.

**UNFINISHED
BUSINESS**

CC&R Amendment

Legal Counsel reported that the Draft CC&R Amendment was submitted to the City for comments per the member's request. The comment verbally received back was to add a car washing station that drains into a planter due to the drainage going to the storm water pipes. This item has been tabled.

Park Design Proposal for Top of Balmoral

The Board reviewed the bid for design and has decided to table this item while still continuing to research.

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 received all comments. The Board discussed sending some comments to legal for review.

Landscape Maintenance Proposals

Management presented the letter from Park West requesting the Board consider keeping the contract with Park West while offering an additional discount. Motion was made by Jim Domen to accept the lower rate, seconded by Carlos Rodriguez. Motion carried unanimously.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 11, 2011 - PAGE 3**

Pool Maintenance Proposals

Management presented the letter received from Aquatrends. Motion was made by Jim Domen to approve keeping the Aquatrends contract with a reduction, seconded by Fred Schultz. Motion carried unanimously.

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 at the last meeting. ProTec agreed to match the price. Motion was made by Jim Domen to approve the CPR. Seconded by Fred Schultz, motion carried unanimously.

NEW BUSINESS

Draft Reserve Study

The Board reviewed the Draft and tabled this item for the August meeting. Board Members will submit comments to Fred Schultz.

Temporary Parking Permit Request

The Board reviewed the homeowner request. Motion was made by Jim Domen to approve the temporary safe list through the summer as long as management is provided the end date, seconded by Fred Schultz. Joe Capotrio requested to verify if room in garage for parking. Carlos Rodriguez approved and Joe Capotrio was opposed. Motion carried.

Lien Resolutions

Management announced the one lien for consideration paid in full.

**NEXT
MEETING**

The next meeting will be held August 8, 2011 at 7:00 pm at the Community Clubhouse.

ADJOURN

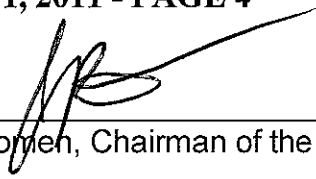
There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:26 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
July 11, 2011 - PAGE 4**

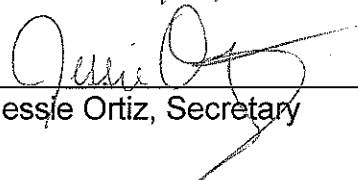


Jim Dornen, Chairman of the Meeting

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 July 11, 2011 as approved by the Chairman of the Meeting.

Dated: 10/10/11 _____



Jessie Ortiz, Secretary