

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 8, 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 August 8, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.

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

Jeanean Gillespie, StoneKastle Community Management, Inc.  
Lori Yarborough, StoneKastle Community Management, Inc.

**CALL TO ORDER** The meeting was called to order at 7:20 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 July 11, 2011 to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.

**OPEN FORUM** Items discussed were – Garage Door noise; Painting Project issues; Invocation concerns; Prior Parking legal opinion; Speeding on Emerald Downs; Management Contract concerns. Jim Domen, Board President, generally commented on the items brought up during open forum.

**VENDOR UPDATE** CPR Construction Services introduced himself and provide recommendations for the west gate. He will be providing the maintenance manual inspections and general handyman service.

**COMMITTEE REPORTS** The Street Committee was not present to report.

The Clubhouse Committee chair reported to the Board that they would like the broken chairs removed. Jessie Ortiz, Secretary, will remove them. They also requested management to check into the high def and music through the cable provider.

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The Social Committee Chairperson reported that the block party will be held in October and they are in the process of finalizing the dates.

**MINUTES**

The May 9, 2011 Board meeting minutes were reviewed. Motion was made by Jim Domen to approve the minutes as presented, seconded by Joe Capotrio. Jessie Ortiz approved, Fred Shultz abstained and Carlos Rodriguez abstained. Motion carried.

The July 11, 2011 meeting minutes were reviewed. Joe Capotrio provided revisions. Joe Capotrio motioned to approved the minutes as revised. There was no second, the motion fails. Management offered to scan in notes from the meeting to the Board for review and the minutes were tabled to the September meeting.

The July 31, 2011 financial statement has been presented by StoneKastle Community Management and reviewed.

**UNFINISHED  
BUSINESS**

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. Legal implemented the comments received from Joe Capotrio and other members of the association. The revised policy will be sent out again for 30 day comment.

Draft Reserve Study

The Board reviewed the Draft reserve study the board members' submitted comments to Fred Schultz. Fred Schultz directed management to go back to analyst and have him look at the life of the wood fences, include the fire sprinkler five year certification inspection and include a roof tile replacement line item.

**NEW BUSINESS**

Clubhouse Faux Painting Proposals

The Board reviewed the proposals for Faux Painting the clubhouse interior walls. Motion was made by Jim Domen, seconded by Jessie Ortiz to approve the proposal from Stoll Designs in the amount of \$750 with a quarterly maintenance of \$100 per quarterly visit. Fred Schultz and Carlos Rodriguez approved and Joe Capotrio was opposed due to request for proof of insurance and contractor's license.

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Tree Trimming Proposals

The Board reviewed the tree care plan presented by Parkwest. This item has been tabled for review with Parkwest on the next property walk.

Lighting Maintenance Proposals

The board reviewed the proposals received from management for lighting vendors. Motion was made by Jim Domen to terminate the contract with Tri County, seconded by Carlos Rodriguez. The Board requested management to provide a spreadsheet of scope and bid breakdown and to invite Tri-County to re-bid. Motion carried unanimously.

Stop Light

Management informed the members that the City of Yorba Linda Traffic Commission is having a meeting to discuss installation of a traffic signal at possibly Bastanchury and Emerald Downs. Management encouraged the homeowners to attend.

Earthquake Insurance

The Board discussed the desire for Earthquake insurance and discussed current legislation making it more affordable for homeowners associations. The Board requested that the insurance provider disclose what is covered and what is not to the members.

Deck Sealing and Iron Components Painting Proposals

The Board discussed the proposal received from Pilot Painting. The Board requested management to go out to bid to two more companies and table to the next meeting.

Utility Closet Assignments

The Board discussed that there are some empty utility closets in the community that do not have any meters in them and are truly empty. The Board requested management to send out a draft policy to the members for 30 day comment to possibly allow assignments of the utility closets that are empty to an owner within that building on a first come first serve basis. Motion was made by Joe to send the policy for 30 day comment after the attorney completes it and the board reviews it first, seconded by Carlos Rodriguez. Jessie Ortiz and Fred Schultz approved, Jim Domen abstained. Motion carried.

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Lien Resolutions

A motion was made by Jim Domen to file a lien against account number 1742140760, 1742160650 and 1745980891 and seconded by Fred Schultz. Motion carried.

**NEXT  
MEETING**

The next meeting will be held September 12, 2011 at 7:00 pm at the Community Clubhouse.

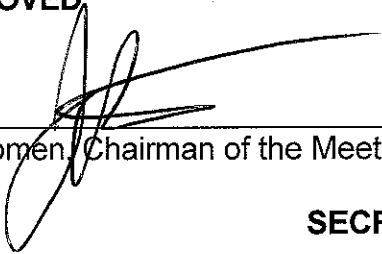
**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:52 pm.

**ATTEST**

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

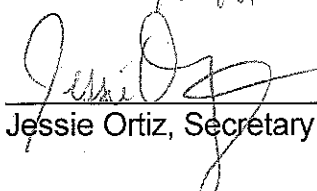
**APPROVED**

  
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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 August 8, 2011 as approved by the Chairman of the Meeting.

Dated: 10/10/11

  
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Jessie Ortiz, Secretary