

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 22, 2008**

MINUTES

NOTICE Upon due notice given and received, the Regular meeting of the Board of Directors of the San Lorenzo Community Association was held on September 22, 2008, at the San Lorenzo Clubhouse.

PRESENT Brooke Thomas, President
Jim Holas, Vice President
Joe Capotrio, Treasurer
Annette Gilbert, Secretary
Damien Delany, Member at Large

Taryn Puoci, Community Manager, Action Property Management, Inc.
Pat Strohman, CLS Landscape
Keith Hatch, LaBarre/Oksnee Insurance

One (1) Homeowner

CALL TO ORDER The meeting was called to order at 6:50 P.M. by Brooke Thomas, President.

AGENDA APPROVAL A motion was made, seconded and carried unanimously to approve the meeting agenda as presented.

EXECUTIVE SESSION DISCLOSURE The following topics had been discussed in the Executive Session immediately preceding the Board meeting. Two hearings were heard regarding excessive noise, lien status and an issue regarding a towing.

OPEN FORUM One (1) Homeowner was present to listen to issues including landscaping within the community, guest parking, Homeowners using their garages for storage and earthquake insurance.

CONSENT CALENDAR A motion was duly made, and seconded to approve the minutes as presented. The motion carried unanimously. The Consent Calendar will become a part of and is attached to these Minutes.

LANDSCAPE REPORT CLS Landscape reported there are currently three (3) broken main lines. SHEA is working with Oak Leaf to have the lines repaired. The next landscape walk is scheduled for Friday, October 24, 2008 at 9:00 A.M.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 22, 2008 - PAGE 2
UNFINISHED
BUSINESS**

**EARTHQUAKE
INSURANCE**

Management invited Keith Hatch, representative for LaBarre/Oksnee Insurance, to be present to discuss the details of the policy the Homeowners were presented with last month during the vote to add earthquake insurance to the Association's coverage. Motion was duly made, seconded and carried to table adding earthquake insurance to the Association's policy until the community is built out.

**POOL MAINTENANCE
PROPOSALS**

Management included a sample contract Aquatrends provided to the Board for review. The Board requested Management email the current contract with Aqua Blue and a decision will be made as to whether the Board is going to switch vendors through an Action Without a Meeting.

**LANDSCAPE
MAINTENANCE
PROPOSALS**

Management included the fuel surcharge outline as submitted by Douglas Landscape for the Board to review. The Board informed Management Damien will email the Manager with requests to forward to Douglas Landscape in regard to the fuel surcharge outline.

NEW BUSINESS

**INVESTMENT
TRANSACTION
FORMS**

Management included two (2) investment transaction forms in regard to two (2) Merrill Lynch Reserve accounts that are maturing 9/12/08 and 10/24/08. Motion was duly made, seconded and carried to move \$50,000 from the account maturing 9/12/08 into a 12 month CD at Comerica. Motion was duly made, seconded and carried to roll over the account maturing 10/24/08.

CLS PROPOSALS

Management included three (3) landscape proposals as received by CLS Landscape in regard to landscape replacement throughout the community. The Board requested CLS Landscape forward breakdowns of each bid to Management to email to the Board for review.

**PERSONAL TOUCH
PROPOSAL**

Management included the proposal as submitted by Personal Touch in regard to spring cleaning for the Association's common areas. The Board requested Management to review the proposal during the landscape walk on Friday, September 26, 2008 to see if the areas indicated on the bid need the recommended cleaning.

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 22, 2008 - PAGE 3**

**HOMEOWNER
REQUEST-
4802171151**

Management included the request from the Homeowner for an additional parking permit for the Board to review. Motion was duly made, seconded and carried to deny the Homeowner's request. Currently only one (1) parking permit is being issued for Plan 2 homes without a driveway. The Board is requesting the Homeowner utilize their garage for parking and to please contact Management thirty (30) days from the date of the letter to set up a garage inspection to ensure it can accommodate two (2) vehicles.

**HOMEOWNER
REQUEST-
4802140840**

Management included the request from the Homeowner for a parking permit. Motion was duly made, seconded and carried to deny the Homeowner's request due to parking permits are only issued to Plan 2 homes without driveways.

LIENS

Management presented four (4) accounts that in accordance with the Association's Collection Policy should have a lien filed against them. A motion was duly made, seconded and carried to file the lien against account number 4802120460. A motion was duly made, seconded and carried to table filing a lien against account number 4802140740. Account numbers 4802111460 and 4802140760 both paid their balances.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held October 27, 2008 at 4:30 P.M. at the San Lorenzo Clubhouse.

ADJOURN

There being no further business to come before the Board at this time the meeting was adjourned at 9:00 P.M.

ATTEST

Respectfully submitted by Taryn Puoci, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS 10/27/08