

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
SEPTEMBER 28, 2009
MINUTES**

NOTICE With notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on September 28, 2009, at the San Lorenzo Clubhouse.

PRESENT Joe Capotrio, President
Jim Domen, Vice President
Annette Gilbert, Secretary
Rick Reilly, Treasurer

Jeanean Gillespie, Action Property Management, Inc.

ABSENT Matthew Sokalski, Member at Large

CALL TO ORDER The meeting was called to order at 6:06 P.M. by Joe Capotrio, President.

COMMITTEE REPORTS

Clubhouse Committee
The Clubhouse Committee gave a report to the members in regards to the rentals, the alarm, the door being unlocked, the clubhouse cleaning and painting issues.

Social Committee
The Social Committee gave a brief announcement to the members regarding the block party. The DJ contract was presented to the Board. Motion was made to approve the contract. Motion was seconded, motion carried unanimously.

Street Committee
A report was made by the Chair of the Street Committee Dave Thomas to the Board regarding the street issues with Shea and All American Asphalt, sidewalk issues, water lids in street and the street sweeping contract.

EXECUTIVE SESSION DISCLOSURE Management informed the members that there was an Executive Session that was held prior to that meeting on September 28, 2009 to discuss member discipline matters and collections.

OPEN FORUM Issues discussed: windows and gates, satellite dishes, trimming trees, ant problem, mailbox issues, rodent issues, garage inspections, parking on street, washing cars in driveway and flowers being planted.

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**CONSENT
CALENDAR**

A motion was duly made, seconded and carried to accept Items A through C appearing on the Consent Calendar hereby attached to these minutes as Exhibit A. Motion carried unanimously.

**UNFINISHED
BUSINESS**

Community Handbook Distribution

Joe Capotrio gave a quick update in regards to the distribution of the community handbooks.

Landscape Proposal

The Board of Directors reviewed a proposal that was tabled from the August Board meeting. Motion was made to approve the proposal. Motion was seconded, motion carried unanimously.

NEW BUSINESS

Landscape Proposals

The Board of Directors reviewed two landscape proposals provided by Park West Landscape. Motion was made to approve both proposals as long as the proposal for \$1,855.00 was taken from GL # 4850. Motion was seconded, motion carried unanimously.

Common Area Maintenance Proposals

The Board of Directors reviewed the two proposals provided by Protec Building Services. The Board of Directors asked Management to obtain more information regarding the proposal for \$449.50 particularly photos. The Board of Directors asked for a second bid in regards to the proposal for \$729.00.

Clubhouse Carpet Cleaning Proposal

Motion was made to decline the proposal. Motion was seconded, motion was carried unanimously.

Backflow Device Repair Proposal

The Board of Directors reviewed the proposal provided by La Cresta. Motion was made to approve the proposal. Motion was seconded, motion carried unanimously.

Insurance Coverage Proposal

The Board of Directors reviewed the policy renewal package provided by Farmers Insurance and Roy Palacios Office. Motion was made to approve. Motion was seconded, motion carried unanimously.

Pool Concrete Cracks Repair

The Board of Directors discussed the possibility of having to close down the pool in Winter to repair some cracks and tile at the pool area.

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NEW BUSINESS Delinquencies
(CONT'D)

The Board of Directors reviewed the delinquency report provided by Management. Motion was duly made and seconded to approve the lien filing of the following accounts: 4802170970 and 4802140760. Motion carried unanimously.

ADJOURN

There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 7:45 P.M. by President, Joe Capotrio.

ATTEST

Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROVED BY THE BOARD OF DIRECTORS ON AUGUST 24, 2009