

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
JANUARY 25, 2010
MINUTES**

- NOTICE** With notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on January 25, 2010, at 6:30 P.M. at Community Clubhouse, Yorba Linda, California.
- PRESENT** Joe Capotrio, President
Jim Domen, Vice President
Rick Reilly, Treasurer
Carlos Rodriguez, Member at Large

Jeanean Gillespie, Action Property Management, Inc.
- ABSENT** Annette Gilbert, Secretary
- CALL TO ORDER** The meeting was called to order at 6:06 P.M. by Joe Capotrio, President.
- AGENDA** Upon a motion made, seconded and unanimously carried, the Board approved the agenda as presented.
- APPOINTMENT
OF NEW BOARD
MEMBER** Motion was made by Joe Capotrio, seconded by Jim Domen to elect Carlos Rodriguez to the vacant seat as Member at Large. Motion carried unanimously.
- EXECUTIVE
SESSION
DISCLOSURE** The Board of Directors held an Executive Session meeting on January 25, 2010 to discuss member discipline matters and collections.
- CONSENT
CALENDAR** A motion was duly made, seconded and carried to accept Items A through E appearing on the Consent Calendar. Hereby attached to these minutes as Exhibit A. Motion carried unanimously.
- OPEN FORUM** Issues discussed: fencing, holiday lighting revision to the rules, Nordic garage inspection, rate reductions, Nordic Security and gas meter leak.
- COMMITTEE
REPORTS** Clubhouse Committee
Joe Capotrio, of the clubhouse committee gave a report in regards to the recent rentals in the clubhouse.

Social Committee
Trisha Kligerman set the date to begin the spring get together with

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hor'devoures, desserts, wine. The meeting will be held on February 9, 2010.

Street Committee

Management read an email from Dave Thomas of the street committee updating the Board with the last 30 days in the community.

**UNFINISHED
BUSINESS**

Door Repair Responsibility

Motion was made by Joe Capotrio to table this until Annette is able to discuss. Motion was seconded by Jim Domen. Motion carried unanimously.

Pool Cracks

Management updated the Board of Directors in regards to the vendor that will be taking care of the pool cracks from Shea Homes.

**NEW
BUSINESS**

Holiday Lighting

The Board of Directors discussed the holiday lighting rule that has been adopted by the Board. Jim Domen made a motion to change the wording to allow holiday lights for a specified amount of time. Motion was seconded by Rick Reilly; Jim Domen stated that he will draft the first revision. Motion carried unanimously.

Pool Heating

The Board of Directors reviewed the email provided by Management in regards to the cost in heating the pool. The email was acknowledged by the Board.

Annual Meeting

The Board of Directors set the annual meeting for April at 6:00 P.M. The Board of Directors does with to conduct a regular meeting prior to the annual meeting beginning at 4:30 P.M. Motion was made by Jim Domen, seconded by Joe Capotrio and carried unanimously to direct Management to send a request for candidates for all members and to accept into nomination all candidates whose statement are received by the deadline date. The Board of Directors determined that there will not be suspension hearings held. The Board of Directors set the record date of ownership as 10 days prior to the annual meeting. Rick Reilly made an announcement that they intend to vote cumulatively. The Board of Directors approved the sample agenda submitted by Management and would like to make a presentation to the membership outlining its accomplishments for the past year. That motion was made by Joe Capotrio, seconded by Jim Domen. Motion carried unanimously. The Board of Directors recommended to apply any excess funds to the operating budget. The Board of Directors appointed Dennis Bryant, asked to get two more nominees.

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Annual Maintenance Calendar Adoption

The Board of Directors reviewed the maintenance calendar provided by Management. Motion was made by Joe Capotrio to adopt the calendar as presented. Rick Reilly, seconded, motion carried unanimously.

Bay Alarm Company Proposal

The Board of Directors reviewed the proposal submitted by Bay Alarm. The Board of Directors tabled this item to have the attorney review the contracts. Rick Reilly directed Management to request Western Home Security to start discounting their rate immediately.

Landscape Proposals

Motion was made to approve the three proposals provided by Park West Landscape in the amount of \$375.00, \$187.50 and \$260.00. Motion was made by Joe Capotrio, seconded by Rick Reilly. Motion carried unanimously.

Tax Bill Exemption Proposal

Management presented a proposal from the CPA to file the proper form to exempt the common area from county taxes. Motion was made to approve the proposal by Rick Reilly, seconded by Jim Domen. Motion carried unanimously.

Stucco Repair Proposal

The Board of Directors reviewed the proposal provided by Protec for the stucco repair in front of 3984 Emerald Downs. Motion was made to approve by Joe Capotrio, motion was seconded by Rick Reilly. Motion carried unanimously.

Attorney Retainer Renewal

The Board of Directors reviewed the retainer renewal agreement provided by the Association attorney. Motion was made by Rick Reilly to approve. Motion was seconded by Jim Domen. Motion carried unanimously.

Newsletter

The Board of Directors reviewed the cost comparison for the newsletter preparation in regards to CAPS and Action. The Board of Directors concluded that they will continue to have Management do their newsletter and submit to the community monthly.

Clubhouse Rental Fee

Joe Capotrio shared with the membership that there is a clubhouse rental fee charged by Action in the amount of \$25.00 that currently the Association is absorbing. Motion was made to table the item for discussion with volunteers, Mary and Jessie. Motion was made by Joe Capotrio, seconded by Carlos

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Rodriguez. Motion carried unanimously.

ADJOURN There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:20 P.M. by President, Joe Capotrio.

ATTEST Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROED BY THE BOARD OF DIRECTORS ON FEBRUARY 22, 2010