

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 8, 2012**

MINUTES

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of San Lorenzo Community Association was held on October 8, 2012 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.

PRESENT Jim Domen, President
Carlos Rodriguez, Vice President
Joe Capotrio, Treasurer
Fred Schultz, Secretary

Liza Salinas, StoneKastle Community Management, Inc.
Lori Yarborough, StoneKastle Community Management, Inc.

ABSENT Marc Troyer, Member at Large

CALL TO ORDER The meeting was called to order at 7:10 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 to discuss Member Discipline, Contracts, Legal Matters and Delinquencies.

OPEN FORUM The topics of discussion held during Open Forum were as follows:
Cost of fence replacement; Owners rights to discuss items of concerns with the Board without interruption; Format of City Council Meetings and the Invocation that is held; Tree Trimming Plan; Painting of fences; Dog feces issues; and Privacy of backyards with regards to neighbors.

COMMITTEE REPORTS

Street Committee – There was no action taken at this time.

Clubhouse Committee – Dennis Bryant, Chair, requested that the Rock Community Church letter be sent to the committee for review of their request. The October meeting is approved by the Committee and already scheduled. The chairperson also reported that the committee requests that \$500 be added to the budget for new window coverings.

Following discussion and review of the committee's request to utilize Angie Stoll for touch up on the faux painting in the clubhouse, a motion was made by Jim Domen, seconded by Fred Schultz to approve the request at a \$100 at the clubhouse committee's request. Motion carried unanimously.

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**COMMITTEE
REPORTS**

- Cont'd

Social Committee – No report at this time.

Architectural Committee – No report at this time.

Landscape Quality Control Committee – Dennis Bryant, Chair, reported that the committee is concerned about the rats eating the roots of the plants. The chair person also reported that the cutting back of the plant material is too often and it should be discussed with Park West Landscape. The chair person reported that the committee is full and they don't recommend adding anyone at this time, therefore, the Board respectfully declined the request of a homeowner to be appointed to the committee.

Tree Committee – Mike Rohfield, Chair, provided an update on the 30 day comment period sent out to the membership with regard to the Mission Statement and Tree Removal Policy. The Board further discussed this as the 30 day comment was on the agenda. Following discussion from the committee, a motion was made by Jim Domen, seconded by Carlos Rodriguez to approve the Mission statement as presented; however, after Board discussion this motion was withdrawn. The Board requested that Management bring this to the Board next month with more information about appraising the property at the owners cost.

*Tribal resigned as
Chair*

**MINUTES/FINANCIAL
STATEMENT**

A motion was made by Jim Domen, seconded by Carlos Rodriguez to approve the draft Board meeting minutes with the addition that Jim Domen felt threatened; however, after discussion the motion was withdrawn. The Board tabled the approval of the draft meeting minutes held on September 10, 2012 to the November meeting.

Board Treasurer, Joe Capotrio, reported on the September 30, 2012 financial statement which were emailed to the Board.

**UNFINISHED
BUSINESS**

2013 Budget Draft & Reserve Study

The Board tabled this to the next meeting.

Landscape Proposals

The Board tabled this proposal to the next meeting.

Tree Committee Mission Statement and Policy for Tree Removal

The Board discussed this issue with the Tree Committee and tabled the decision to the next meeting.

Janitorial Proposals

Following discussion and review, the Board respectfully declined the proposals submitted by Jet Clean, Service Master, and HOA Janitorial for monthly service.

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**UNFINISHED
BUSINESS**

Cont'd

Security Camera Proposals

This item was tabled to the next meeting.

NEW BUSINESS

Landscape Proposals

This item was tabled until the next meeting.

Common Area Maintenance Proposals

Per the advisement of the Clubhouse Committee, a motion was made by Jim Domen, seconded by Joe Capotrio, to approve the proposal submitted by Personal Touch Janitorial that increased the mailbox cleaning service to three times per week at a cost of \$60.00 per month. Motion carried unanimously

The proposal submitted by CPR for common area maintenance to the pilasters was postponed to the January 2013 meeting.

The proposal submitted by CPR for the gutter maintenance was tabled to the next meeting.

The proposal submitted by Signorama for the installation of pool signs was postponed to the next meeting.

The proposal submitted by Hamm Construction for the clubhouse entrance sealant was tabled to the next meeting.

Lien Resolutions

A motion was made by Joe Capotrio, seconded by Jim Domen to approve the lien resolution for account #1742140760. Motion carried unanimously.

**NEXT
MEETING**

The next meeting will be held November 12, 2012 at 6:30 pm at the Community Clubhouse.

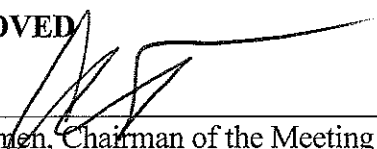
ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:45 pm.

ATTEST

Respectfully Submitted by, Liza Salinas, Certified Senior Community Manager

APPROVED



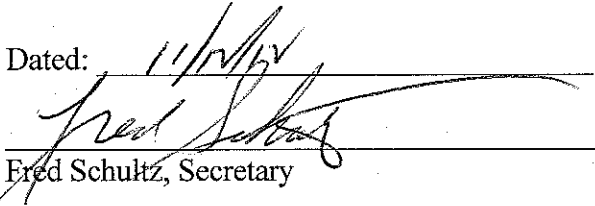
Jim Domen, Chairman of the Meeting

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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 October 8, 2012 as approved by the Chairman of the Meeting.

Dated: 11/12/12


Fred Schultz, Secretary

**SAN LORENZO
BOARD MEETING ATTENDANCE - SIGN IN SHEET
October 8, 2012**

<u>Name</u> <u>Please print</u>	<u>Address & Unit #</u>	<u>Daytime Phone</u> <u>Number</u>	<u>Email Address</u>
MIKE ROMKELD	3961 BALMORAL	7- 501-1637	
Dennis Zeyak	4033 Emerald	273-2154	
Trisha & Larry Klugerman	4041 Balmoral		
Robyn & Donna Beskin	4021 Balmoral		
Renee Burk	4033 Emerald Downs	714 273-2154	
Chicki Caputo			
Annette Gilbert Paul Brakoff	3980 Emerald Downs	714 743-2922	

<u>Name</u> Please print	<u>Address & Unit #</u>	<u>Daytime Phone Number</u>	<u>Email Address</u>
Wayne & Sonya Dobberfuhl	18956 Northern Dance Lane	(114) 463-4187	dobberfuhl@live.com