

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
OCTOBER 9, 2017  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held October 9, 2017 at 7:00 pm, at The Community Clubhouse at 4067 Balmoral, Yorba Linda, CA.

**PRESENT** Leslie Krukow, Vice President  
Frank Garcia, Treasurer  
Chris Falcioni

Taryn Martin, President of StoneKastle Community Management, Inc.  
Dona Goetz, StoneKastle Community Management, Inc.

**CALL TO ORDER** The meeting was called to order at 7:10pm.

**HOMEOWNER FORUM** 14 homeowners were present. Topics discussed included: Landscaping, wrought iron fencing, RV parking, earthquake insurance.

**COMMITTEE REPORTS** Clubhouse Committee  
Management announced that the clubhouse committee chairperson has resigned. The Board would like to thank Marge Brown for volunteering for the position.

**MINUTES** Regular Session  
Motion was made by Leslie Krukow and seconded by Chris Falcioni to approve Regular Session Board Meeting Minutes for September 11, 2017. Motion carried unanimously.

**FINANCIAL INFORMATION** Financial Statements  
Motion was made by Frank Garcia seconded by Leslie Krukow to accept the financial statements ending September 30, 2017. Motion carried unanimously.

CD Investment Ladder  
Tabled to next month.

Motion was made by Frank Garcia seconded by Leslie Krukow to approve up to \$300,000 from the Merrill Lynch account to be invested into Wedbush. Motion carried unanimously.

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**LIEN FILING**

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None at this time.

**UNFINISHED  
BUSINESS**

RV Parking Proposal

Motion was made by Leslie Krukow seconded by Frank Garcia to deny the proposed RV parking rule as it contradicts the RV rule in the CC&R's. Motion carried unanimously.

Roof Inspection Status

Motion was made by Chris Falcioni seconded by Leslie Krukow to propose to skip the annual roof maintenance this year to review the entire budget and evaluate all expenses. Motion carried unanimously.

**NEW BUSINESS**

Proposal to Replace Mastic Around BBQ Area

Motion was made by Chris Falcioni seconded by Frank Garcia to approve CPR Construction to replace the mastic at the BBQ area of the clubhouse at the cost of \$1,035.00. Motion carried unanimously.

Proposal to for Rodent and Pest Control

Motion was made by Frank Garcia seconded by Leslie Krukow to terminate Rodent Pest Management. Motion carried unanimously.

Motion was made by Frank Garcia seconded by Chris Falcioni to approve Accurate Termite Pest Control at the cost of \$424.00 per month. Motion carried unanimously.

Proposal for Audit and Taxes Services

Motion was made by Leslie Krukow seconded by Chris Falcioni to approve VanDerPol & Company, at the cost of \$1,000.00 to complete the 2017 audit and taxes. Motion carried unanimously.

Proposal for Title 22 Controllers

Motion was made by Leslie Krukow seconded by Chris Falcioni to deny installing the Title 22 controllers and extend Aquatrends completing the daily testing at a cost of \$9,600.34 per year. Motion carried unanimously.

Proposal for Insurance

Motion was made by Frank Garcia seconded by Leslie Krukow to have a conference call for insurance proposals and additional information needs to be obtained - Scheduled next week. Motion carried unanimously.

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Proposal for Audiovisual System in Clubhouse

Motion was made by Frank Garcia seconded by Chris Falcioni to approve Audio Video Today NTE \$3,936.14. Motion was carried unanimously.

Proposal for Wrought Iron Fence Repairs and Painting

Motion was made by Frank Garcia seconded by Chris Falcioni to approve \$5,200.00 Wrought Iron repairs to the interior Wrought Iron. Motion was carried unanimously.

Motion was made by Frank Garcia seconded by Leslie Krukow to approve Pilot Painting to remove all paint when the paint project is done. Motion was carried unanimously.

Proposal for Janitorial Services

Motion was made by Frank Garcia seconded by Leslie Krukow to approve Sani Clean for 2018 Expense of \$9,223.00 and eliminate GL for doggie bags. Motion was carried unanimously.

Homeowner's Suggestions for the Board

Management read the email from an owner regarding suggestions to all residents present. Management will respond to owner's comments with items discussed during the meeting.

Draft budget

Motion was made by Frank Garcia seconded by Leslie Krukow to approve the 2018 Budget at \$299.00 per month contingent upon meeting with Leslie Krukow and Frank Garcia to finalize. Motion was carried unanimously.

Draft Reserve Study

Motion was made by Leslie Krukow seconded by Frank Garcia to approve the draft reserve study. Motion was carried unanimously

Resignation of Clubhouse Committee Chair & Appointment of New Chair Person

Motion was made by Frank Garcia seconded by Leslie Krukow to approve and accept Marge Brown's resignation due to traveling. Motion was carried unanimously.

Appointment of Kenton Jones to the Board

Motion was made by Frank Garcia seconded by Leslie Krukow to approve appointment of Kenton Jones to the Board. Motion was carried unanimously.

Open Board Seat

Tabled to next month

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Organizational Meeting

Tabled to next month

**NEXT  
MEETING**

The next meeting will be held on November 13, 2017 at the Community Clubhouse, 4067 Balmoral, Yorba Linda, CA.

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:00 PM.

**ATTEST**

Respectfully submitted by Taryn Martin, StoneKastle Community Management.

**APPROVED BY THE BOARD ON 11/13/17**