

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
OCTOBER 10, 2011**

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 10, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.
- PRESENT** Jim Domen, President
Jessie Ortiz, Secretary
Fred Schultz, Treasurer
Joe Capotrio, Member at Large
- Jeanean Gillespie, StoneKastle Community Management, Inc.
Lori Yarborough, StoneKastle Community Management, Inc.
Samantha Kotun, StoneKastle Community Management, Inc.
- ABSENT** Carlos Rodriguez, Vice President
- CALL TO ORDER** The meeting was called to order at 7:05 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** Items discussed were – Roofs, August Newsletter, Due to Reserve, Code of ethics, closet policy, siding, praying, canceling board meeting and landscape.
- COMMITTEE REPORTS** The Street Committee was not present to report.
The Clubhouse Committee chair reported to the Board that they would like touchups on the corners with the next maintenance and have HD reinstated.
The Social Committee Chairperson reported that the block party will be held October 15th from 12 - 4.
- MINUTES** The July 11, 2011 Board meeting minutes, August 8, 2011 Board meeting minutes, No Quorum minutes of September 12, 2011 and the Action without a meeting to ratify the landscape proposal in the amount of \$820 were reviewed. Motion was made by Jessie Ortiz to approve as a consent calendar as presented, seconded by Fred Schultz. Motion carried unanimously.

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The August 31, 2011 and September 30, 2011 financial statement has been presented by StoneKastle Community Management and reviewed.

**UNFINISHED
BUSINESS**

Draft Reserve Study

Motion was made by Joe Capotrio to redo the Reserve Study to send out to community. Motion fails. Motion was made by Jim Domen to approve the reserve study update with amending the line item for tile replacement to be pulled out per the original version 1 of the original reserve study. Motion was seconded by Fred Schultz. Joe Capotrio abstained. Motion carried.

Tree Trimming Plan Proposal

Motion was made by Jessie Ortiz to approve tree trimming in the amount not to exceed \$3,770, seconded by Fred Schultz. Motion carried unanimously.

Lighting Maintenance Proposals

The Board reviewed the proposals Motion was made by Jessie Ortiz, seconded by Joe Capotrio to get additional bids for an all-inclusive contract. Motion carried unanimously.

Deck Sealing Proposals

The Board directed management to bid out the deck sealing with the westcoat specs.

Top of Balmoral Improvements

No action was taken.

NEW BUSINESS

Insurance Renewal Proposals

The Board reviewed the proposals for insurance renewal. Motion was made by Jim Domen, seconded by Fred Schultz to renew with Farmers. Motion carried unanimously. The Board discussed Earthquake coverage options.

Pool Deck Sealing Proposal

This item was tabled for additional bids.

Holiday Lighting Proposals

Motion was made by Jim Domen, seconded by Fred Schultz to approve the proposal from California Christmas. Motion carried unanimously.

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CERT

Management provided information for CERT program. This item will be included in the newsletter looking for volunteers.

2012 Draft Budget

Fred Schultz, Treasurer presented the 2012 budget. The Board reviewed the budget and discussed. Motion was made by Joe Capotrio, seconded by Fred Schultz to approve the budget as revised. Motion carried unanimously.

Audit Proposals

Motion was made by Fred Schultz, seconded by Jim Domen to approve the Audit proposal from Inouye, Shiveley and Longtin. Motion carried unanimously.

FHA Approval Proposal

The Board discussed the upcoming expiration of the FHA approval for the community. Motion was made by Jim Domen to approve the proposal, seconded by Fred Schultz. Joe and Jessie did not approve. Motion fails. A new motion was made by Joe Capotrio to not reapply for FHA approval, seconded by Fred Schultz. Jessie agreed and Jim abstained. Motion carried.

Lien Resolutions

No action was needed.

**NEXT
MEETING**

The next meeting will be held November 14, 2011 at 7:00 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 8:58 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED

November 14, 2011