

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 24, 2008
MINUTES**

NOTICE With notice given and received, the Regular Meeting of the Board of Directors of the San Lorenzo Community Association was held on November 24, 2008, at the San Lorenzo Clubhouse.

PRESENT Brooke Thomas, President
Jim Holas, Vice President
Joe Capotrio, Treasurer
Annette Gilbert, Secretary
Damien Delany, Member at Large

Taryn Puoci, Action Property Management, Inc.
Seven (7) homeowners

CALL TO ORDER The meeting was called to order at 5:45 P.M. by Brooke Thomas, President

APPROVAL OF AGENDA A motion was made, seconded and carried unanimously to approve the meeting agenda as presented.

EXECUTIVE SESSION DISCLOSURE The following topics have been discussed in the Executive Session immediately preceding the Board meeting; Lien Resolutions.

OPEN FORUM Seven (7) homeowners were present to listen to issues including: oil on the asphalt near Kentucky Downs and Emerald Downs, standing water on walkways, water pressure on Northern Dancer, parking permits, tree cutting behind Balmoral, landscaping and wrought iron.

CONSENT CALENDAR A motion was duly made, seconded and carried to approve the minutes as presented. The motion was carried unanimously. A motion was duly made, seconded and carried to hold the December Reserve payment in order to put it towards the Operating Balance. The Consent Calendar will become a part of and is attached to these minutes.

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**UNFINISHED
BUSINESS**

Revised Clubhouse Rental Application/Clubhouse Guidelines

Management provided the revised Clubhouse rental application and guidelines for the Board to review. The Board advised Management there are more revisions to be made. Management will complete the revisions and email a copy to the Board for review.

Community Handbook

Management included the revised Community Handbook for the Board to review. A motion was duly made, seconded and carried to approve the distribution of the handbook door to door in order to obtain signatures from the Homeowners who receive a copy.

Website

Management informed the Board the website for the community has been completed. Annette Gilbert, Board Secretary, volunteered to be the point person to contact CAPS in regard to updating the website.

**NEW
BUSINESS**

VGBA Pool & Spa Safety Act Recommendations

Motion was duly made, seconded and carried for Management to contact Aquatrends to have them inspect and submit a bid for compliance with the VGBA Pool & Spa Safety Act Recommendations.

Lien Resolutions

Management presented two accounts that in accordance with the Association's collection policy should have had a lien filed against them. A motion was duly made, seconded and carried to file a lien against account # 4802161620. A motion was duly made, seconded and carried to deny filing a lien against account # 4802140740. A motion was duly made, seconded and carried to approve the foreclosure process against account # 4802120460.

Community Clean-up after Wild Fires

The Board requested Management contact the insurance carrier to see if power washing the buildings as a result of the recent wild fires will be covered under the policies. The Board also requested Management obtain proposals to have all buildings within the community power-washed.

Homeowner Request – Pot Luck

Management included a request from a Homeowner to hold a community pot luck at the Clubhouse. A motion was duly made, seconded and carried for Management to inform the Homeowner they may contact the Social Committee to have them organize the community pot luck at the Clubhouse.

Renewal Proposal for Cane, Walker & Harkins

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Management included the proposal as submitted by Cane, Walker & Harkins for renewal of their retainer fee agreement for attorney services for the community. A motion was duly made, seconded and carried to approve the proposal as presented not to exceed \$1,200.00.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held on January 26, 2009 at 6:00 P.M. at the San Lorenzo Clubhouse.

ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 7:40 P.M.

ATTEST

Respectfully Submitted by, Taryn Puoci, Community Manager.

APPROVED BY THE BOARD 1/26/09.