

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 12, 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 November 12, 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
Marc Troyer, Member at Large

Liza Salinas, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:10 pm by Jim Domen, President

EXECUTIVE SESSION Liza Salinas, StoneKastle Community Management, reported that there was an Executive Session of the Board of Directors held earlier this evening to discuss third party contracts, member discipline and legal matters.

OPEN FORUM The topics of discussion held during Open Forum were as follows:
Barking dogs, Clarification of Rules and Regulations related to the nuisance clause; Patrol Service, Trees, Pine Trees, Real estate agent, Tree trimming proposal, Insurance coverage for Association funds, water usage for landscaping, CPR painting, Newsletter, Skateboarder, Tree Removal Policy, Tree roots issue; Limits to the tree removal.

COMMITTEE REPORTS Clubhouse Committee – The Board reviewed the Committee’s recommendation for changing the rules. A motion was made by Joe Capotrio, seconded by Marc Troyer to decline the recommendations and leave the rules and procedures for the Clubhouse usage as written. Motion carried unanimously.

The Board further reviewed the Rock Community Church clubhouse reservations. A motion was made by Joe Capotrio, seconded by Carlos Rodriguez to respectfully decline the request. Motion carried unanimously.

Street Committee – There was nothing to report at this time

Landscape Quality Control Committee – There was nothing to report at this time.

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COMMITTEE REPORTS

- Cont'd

Social Committee – Management was directed to research the minutes and discuss with former chair person, Trisha, for the exact members of the committee and update records.

Tree Committee – Mike Rohfield, Chair, clarified the tree policy for the homeowners present and answered all questions presented to him.

Architectural Committee – There was nothing to report at this time.

MINUTES

A motion was made by Carlos Rodriguez, seconded by Joe Capotrio to approve the September 10, 2012 meeting minutes as presented; however, after discussion it was withdrawn.

A motion was made by Jim Domen, seconded by Joe Capotrio to approve the September 10, 2012 meeting minutes as presented; however, after discussion it was again withdrawn.

A motion was made by Carlos Rodriguez, seconded by Joe Capotrio to approve the September 10, 2012 meeting minutes with changes discussed. Motion carried unanimously.

A motion was made by Joe Capotrio, seconded by Marc Troyer, to approve the October 8, 2012 meeting minutes as presented. Motion carried unanimously.

**FINANCIAL
STATEMENTS**

Board Treasurer, Joe Capotrio, reported on the September 30, 2012 and October 31, 2012 financial statements of the Association.

**UNFINISHED
BUSINESS**

2013 Draft Budget & Reserve Study

The Board reviewed the 2013 Draft Budget. A motion was made by Fred Shultz, seconded by Mark Troyer to approve the 2013 Budget at the same assessment rate with one additional change. Motion carried as follows: 4 Ayes; Jim Domen, Fred Shultz, Marc Troyer and Carlos Rodriguez and 1 Naye; Joe Capotrio.

In addition, the Board reviewed the 2013 Reserve Study. A motion was made by Joe Capotrio, seconded by Carlos Rodriguez to approve the reserve study as presented. Motion carried unanimously.

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UNFINISHED

BUSINESS –Cont'd Landscape Proposals – Balmoral Project

The Board reviewed the proposals submitted by Park West, Villa Park Landscape, Harvest Landscape and Valley Crest for the Balmoral Project. A motion was made by Carlos Rodriguez, seconded by Jim Domen to approve the Park West proposal at a cost not to exceed \$17,070.00. Motion carried as follows: 4 Ayes; Jim Domen, Carlos Rodriguez, Marc Troyer and Fred Schultz and 1 Naye; Joe Capotrio.

Tree Committee Mission Statement and Policy for Tree Removal

A motion was made by Carlos Rodriguez, seconded by Jim Domen to adopt the policy effective immediately. Motion carried as follows: 4 Ayes; Jim Domen, Carlos Rodriguez, Marc Troyer and Fred Schultz and 1 Naye; Joe Capotrio.

Security Camera Proposals

The Board requested that these proposals be removed from the agenda.

Emerald Downs – Drainage Issue

The Board reviewed the proposal submitted by CPR Construction to power wash the drains and clean up the standing water problem. A motion made by Joe Capotrio, seconded by Carlos Rodriguez to decline the proposals and have the street sweeper clean the area during their service. Motion carried unanimously.

Paver Cleaning at the Clubhouse Entrance

The Board tabled this item until the next meeting.

Sign-O-Rama Signs

The Board reviewed the email from Aquatrends regarding the pool signs. A motion was made by Jim Domen, seconded by Fred Shultz to leave the signs as is until so ordered by the Health Department. Motion Carried unanimously.

NEW BUSINESS

Landscape Proposals – Fire Lane

The Board tabled this item until the next meeting.

Homeowner Request – Parking Hang Tag

The Board reviewed the request from the homeowner at 18950 Bold Ruler Way to receive a parking hang tag. A motion was made by Joe Capotrio, seconded by Jim Domen to respectfully decline the request as the garage is not being utilized in its entirety. Motion carried unanimously.

The Board reviewed the request from the homeowner at 4062 Emerald Downs to receive a parking hang tag. A motion was made by Joe Capotrio, seconded by Mark Troyer to respectfully decline the request as they felt that the safe list option already in the rules and regulations would apply to the owner and to obtain more information from the owner. Motion carried unanimously.

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NEW BUSINESS

Cont'd

CPR Proposal – Courtyard Gate Painting

The Board reviewed the proposal from CPR Construction with conditions to paint all the 43 courtyard gates in the community. A motion was made by Jim Domen, seconded by Joe Capotrio. The project is not to exceed \$5,000; issue bid if it exceeds \$5,000.

PCW Proposal – Garage Door Weather Stripping

The Board reviewed the proposal to replace the garage door weather stripping at 402 Balmoral. The board denied the proposal as this is homeowner responsibility.

Lien Resolutions

A motion was made by Jim Domen, seconded by Joe Capotrio to approve the lien resolution for account #1745980891 and #1742160650. Motion carried unanimously.

The Board tabled the lien resolution for account #1742140760 until the January meeting.

NEXT

MEETING

The next meeting will be held January 14, 2013 at 7:00 pm at the Community Clubhouse.

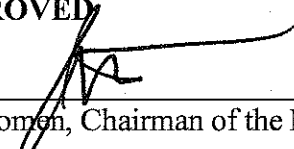
ADJOURN

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, Liza Salinas, Certified Senior Community Manager

APPROVED

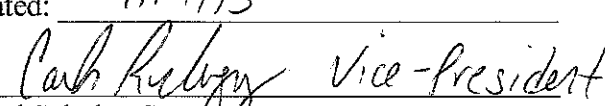


Jim Domen, Chairman of the Meeting

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 November 12, 2012 as approved by the Chairman of the Meeting.

Dated: 11/14/13



Fred Schultz, Secretary

Carlos Rodriguez

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**SAN LORENZO COMMUNITY ASSOCIATION
MEETING ATTENDANCE - SIGN IN SHEET
November 12, 2012**

	Name - Please Print	Address & Unit	Daytime Phone Number	Email Address	Page of
1	MARY THOMPSON	4044 Emerald Downs	714 404-5112	Maryhob@ix.netcom.com	
2	Jim Thompson	" " "	714-777-5117	JThompson@capn.com	
3	Sonye & Wayne Dobberich	18956 Northman Dances	714-463-4187	dobberich@live.com	
4	BO PETERSEN	18944 Spectacular	(714) 701-0142	PETERSEN@DENVER.COM	
5	TED LEE	18930 Bold Ruler	714-777-1959		
6	Anne He Gilbert	3980 Emerald Downs	714 743-2932	annehegilbert@att.net	
7	PAUL RABOFF				
8	MIKE ROHFELD	5961 Bolmorel	714 501-1631	MIKE.ROHFELD@ROADRUNNERS.COM	
9	JUDY JARNE	4002 Emerald Downs	714-325-0213		
10	Robert Beskin	4024 Bolmorel	48		
11	Mike & Donna Collins	3965 Bolmorel	714.906.0909		
12	JULYAN NICHOLS	18933 Kentucky Der	714 452 7327		
13	PHIL ANDERSEN	18952 Bold Ruler	714 394 9533	PHILA52@AZL.COM	
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