

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 14, 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 November 14, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.
- PRESENT** Carlos Rodriguez, Vice President
Jessie Ortiz, Secretary
Fred Schultz, Treasurer
Joe Capotrio, Member at Large
- Jeanean Gillespie, StoneKastle Community Management, Inc.
- ABSENT** Jim Domen, President
- CALL TO ORDER** The meeting was called to order at 7:07 pm by Carlos Rodriguez, Vice President
- EXECUTIVE SESSION** Jeanean Gillespie, 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 – Safety, Fire Extinguishers, Siding on House, Status of ADR regarding closets, Financial Reporting, Reserves, Shea Receivable, Workers Comp and Legal Fees, Clubhouse and Landscaping, Speed Bumps, Helpful tips on Website and FHA Certification.
- COMMITTEE REPORTS** The Street Committee was not present to report.
The Clubhouse Committee reported.
The Social Committee Chairperson reported.
- MINUTES** The October 10, 2011 Board meeting minutes were reviewed. Motion was made by Fred Schultz to approve as revised, seconded by Joe Capotrio. Carlos Rodriguez abstained. Motion carried.
- The October 31, 2011 financial statement has been presented by StoneKastle Community Management and reviewed.

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**UNFINISHED
BUSINESS**

Lighting Maintenance Proposals

The Board reviewed the proposals and tabled this item to invite contractors for interviews.

Deck Sealing Proposals

The Board reviewed the proposals and tabled this item to invite contractors for interviews.

Top of Balmoral Improvements

No action was taken.

Pool Deck Sealing Proposal

The Board reviewed the proposal provided by management. Motion was made by Joe Capotrio, seconded by Carlos Rodriguez to approve the Aquatrends/Rick Hamm proposal for a cost not to exceed \$15,396. Motion carried unanimously.

Conduct Policy and Utility Closet Assignment Policy

The Board discussed and tabled the Conduct Policy for all Board Members to be present. In regards to the Utility Closet Assignment Policy, the Board announced they do not intend to pursue the adoption of the Policy due to the homeowner request for ADR. Although the additional income and the use for empty closets would have been nice, the costs involved with the ADR request would not be feasible to justify the use of eight (8) closets.

Earthquake Insurance Coverage

The Board reviewed the correspondence from the Farmers agent and requested they attend the February meeting.

NEW BUSINESS

Landscape Proposals

The Board reviewed the proposals presented by ParkWest. The Board requested additional bids for Mulch and Tree Replacements.

Homeowner Requests for Tree Removals on the Golf Course slopes

The Board reviewed the requests from homeowners on tree removals on the Golf Course Slopes. Management reported that the Golf Course had no problem with tree removals as long as the owners agreed to pay for the removals and that all owners of that building agreed to the removal. A homeowner in the audience pointed out that those trees are common area and all the owners pay for them so it should be voted on by the community before any removals are approved. The Board directed Management to have the golf course keep them trimmed.

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Lien Resolutions

No action was needed.

**NEXT
MEETING**

The next meeting will be held January 9, 2012 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 8:38 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED unanimously on January 12, 2012.