

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
DECEMBER 9, 2013**

MINUTES

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held on December 9, 2013 at 7:00 pm, at The Community Clubhouse at 4067 Balmoral, Yorba Linda, CA.

PRESENT Mike Rohfeld, President
Robby Beskin, Vice President
Steve Glenn, Treasurer
Norman Rosenbloom, Secretary
Fred Shultz, Director

Liza Salinas, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:09 pm by Mike Rohfeld, 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 member discipline, legal matters and third party contracts.

OPEN FORUM Open Forum was held for homeowners to address their comments to the Board of Directors and the topic of discussion was noisy neighbors and enforcement of such behavior.

COMMITTEE REPORTS Clubhouse Committee
Following discussion and review, a motion was made by Robby Beskin, seconded by Norman Rosenbloom to approve the proposal submitted by CPR for the clubhouse door hardware and threshold at a cost not to exceed \$1,918.00. Motion carried unanimously.

Following discussion and review, a motion was made by Robby Beskin, seconded by Mike Rohfeld to approve the proposal submitted by Chambray Electric, John Herrera, for the clubhouse parking lot lighting at a cost not to exceed \$1,200.00. Motion carried unanimously.

Social Committee
There was nothing to report at this time.

Tree Committee
Committee Chair, Mike Rohfeld, announced that the Committee is moving forward to Phase 2 of the tree project.

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CONSENT
CALENDAR

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Robby Beskin to approve the Consent Calendar which included the November 14, 2013 Regular Meeting Minutes and acceptance of the unaudited financial statements for the period ending November 30, 2013. Motion carried unanimously.

Following further discussion, a motion was made by Fred Schultz, seconded by Robby Beskin to approve the purchase of 3 CDs with Union Bank at \$50,000 each based on a tier system of 3/6/9 months. Motion carried unanimously.

UNFINISHED
BUSINESS

Tree Removal Request - 4047 Balmoral

The Board tabled this matter until the January Meeting.

Clubhouse Camera system

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Fred Shultz to decline all proposals submitted by Bay Alarm, Comlock Security Group & Jadtec Security. Motion carried unanimously.

NEW
BUSINESS

Tree Removal/Replacement Project

Following discussion and review, a motion was made by Robby Beskin, seconded by Norman Rosenbloom to approve the proposal submitted by WB Starr in the amount of \$8,000 to remove approximately 17 pepper trees and replace approximately 15 of them with 24" box Magnolia trees to eliminate the safety and maintenance issues. Motion was did not pass as all members voted Naye. Management was directed to postpone these proposals until proposals for heavy thinning and crown reducing and/or removal of large limbs/trunks is received.

Fire Access Road Landscape

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Robby Beskin to approve the proposal submitted by Park West with a change to the lantana to be installed at 1 gallon plants at a cost not to exceed \$4,486.00. Motion carried unanimously.

Homeowner Request-Waive Key Fee

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Robby Beskin to approve the owner's request at 4007 Balmoral, to waive the key fee and provide the owner with a replacement key. Motion carried unanimously.

Survey for Earthquake Insurance

Following discussion and review, a motion was made by Fred Shultz, seconded by Robby Beskin to place the Earthquake Insurance on the annual meeting of the membership ballot as an advisory vote only. Motion carried unanimously.

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NEW
BUSINESS

Proposed Rule Adoption-Parking Permit

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Fred Shultz to adopt the proposed Parking Permit rules effective March 1, 2014. Motion carried unanimously.

Monthly Maintenance Services

Following discussion and review, a motion was made by Robby Beskin, seconded by Norman Rosenbloom to stay with the current contractor, CPR, to perform the monthly services per the maintenance manual, at a cost not to exceed \$384.00 monthly for 8 hours and \$48.00 per hour. Motion carried unanimously.

Tile Roof Repair Proposal

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Fred Shultz to approve the proposal submitted by PCW Contracting Service to repair the underlayment and flashing issues at 18941 & 18943 Northern Dancer, at a cost not to exceed \$1,870.00. Motion carried unanimously.

Designated Agenda Location

Following discussion and review, a motion was made by Robby Beskin, seconded by Steve Glenn to designate pool's bulletin board as the official agenda location as required by the Annual Policy Statement. Motion carried unanimously.

Electrical Issue at the Entrance

Following discussion and review, a motion was made by Mike Rohfeld, seconded by Fred Shultz to approve the proposal submitted by Chambray Electric, John Herrera, to troubleshoot the power at the entrance at a cost not to exceed \$120.00 and replace the GFI unit in the median at the entrance at a cost not to exceed \$113.00. Motion carried unanimously.

NEXT
MEETING

The next meeting will be held January 13, 2014 at 7:00 pm 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 8:43 pm.

ATTEST

Respectfully Submitted by, Liza Salinas, Certified Senior Community Manager

APPROVED



Mike Rohfeld, 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 December 9, 2013 as approved by the Chairman of the Meeting.

Dated: 4/13/14



Norman Rosenbloom, Secretary

SAN LORENZO COMMUNITY ASSOCIATION
 BOARD MEETING ATTENDANCE - SIGN IN SHEET
 DECEMBER 9, 2013

	<u>Name - Please print</u>	<u>Address & Unit #</u>	<u>Daytime Phone Number</u>	<u>Email Address</u>
1	Suzanne & Wayne Debbert-fuhl	18956 Northern Dunes Lane	714 463-4187	debbert-fuhl@live.com
2	Julian Nichols	18933 Kentucky Downs Lane	714 4547327	Julian-Nichols@Yahoo.com
3	Scott Johnson	18935 Pelham Way	714 851 3240	sgjjohnson@sbcglobal.net
4	Pete Lanyi			
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