

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION OF THE BOARD OF DIRECTORS  
FEBRUARY 22, 2010  
MINUTES**

**NOTICE** With notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on February 22, 2010, at Community Clubhouse, Yorba Linda, California.

**PRESENT** Joe Capotrio, President  
Jim Domen, Vice President  
Annette Gilbert, Secretary  
Rick Reilly, Treasurer  
Carlos Rodriguez, Member at Large

Jeanean Gillespie, Action Property Management, Inc.

**CALL TO ORDER** The meeting was called to order at 6:012 P.M. by Joe Capotrio, President.

**EXECUTIVE  
SESSION  
DISCLOSURE**

Management informed the members that there was an Executive Session that was held prior to that meeting on February 22, 2010 to discuss member discipline matters, collections and Board member conduct.

**CONSENT  
CALENDAR**

A motion was duly made, seconded and carried to accept Items A through C appearing on the Consent Calendar as revised. Hereby attached to these minutes as Exhibit A. Motion carried unanimously.

**COMMITTEE  
REPORTS**

Clubhouse Committee

Joe Capotrio, of the clubhouse committee gave a brief update to the Board and to the members in regards to the clubhouse committee. He stated that there was no meeting held in February and three events have scheduled in February and one more is being scheduled in March. He discussed the \$25.00 fee that is being charged. The Board of Directors discussed the fee going to the Social Committee if the volunteers keep track and Jim Domen suggested a line allotment for doing the calendar rather than the \$25.00 per reservation. Motion was made by Rick Reilly and seconded by Joe Capotrio to start taking \$25.00 from the homeowner and include as part of the fee that the renter has. Jim was opposed, Annette approved and Carlos was opposed. Motion carried.

Social Committee

The Social Committee gave an update that there was a meeting held in mid February and announced that there will be a spring celebration on April 24, 2010 at the clubhouse with hourderves and drinks. The homeowners association will be providing the drinks. The event will be from 5-7 P.M.

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**OPEN FORUM**      Items discussed: light at the clubhouse, newsletter, car washing, dog attacks by coyotes.

**UNFINISHED  
BUSINESS**

Door Repair Responsibility

The Board of Directors discussed the future of door repairs. The Board of Directors advised that it should go through the homeowners insurance and that the HOA can cover the deductible up to \$500.00. This item has been tabled to discuss with the attorney at the annual meeting.

Cracks in Pool Decking

Management gave an update on the repairs needed by Shea Homes on the cracks in the pool decking.

Alarm Company Proposals

Management gave an update to the Board of Directors in regards to the alarm company proposals. Motion was made by Annette and seconded by Carlos to get a third bid. Rick was opposed, Joe approved. Motion carries.

**NEW  
BUSINESS**

Fence Painting Repair Project

Contractor, Protec was present and gave the Board of Directors an update on the fence painting repair project.

Roof Leak Proposals

Management advised the Board of Directors that Shea is currently working on the roof leaks and that the proposals do not need to be considered at this time. The Board of Directors advised Management that Shea should get dispatched immediately for all roof leaks and we need to include something in the newsletter.

Maintenance Manual Inspection Proposals

The Board of Directors reviewed the proposals provided by CPR and Protec. George Vanospry with Protec presented his proposal and gave the Board of Directors an overview of what a maintenance manual is and how they do their inspections. Motion was made to approve Protec by Rick Reilly starting March 1<sup>st</sup>, motion was seconded by Carlos. Motion carried unanimously.

Landscape Proposals

Motion was made to accept Park West Landscape decrease in the contract, motion was seconded. Motion carried unanimously. The Board of Directors reviewed the proposal for the items from the last landscape walk. Motion was made by Joe Capotrio to approve the proposal; motion was seconded by Rick

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Reilly. Motion carried unanimously.

Investment Account Transactions

Rick Reilly gave an over view to the Board on the investment account transactions being considered. Motion was made by Rick to move \$75,000 into the government bond, seconded by Annette. Motion carried unanimously.

Delinquencies

No delinquencies were considered for approval at this time.

**ADJOURN**

There being no further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:25 P.M. by President, Joe Capotrio.

**ATTEST**

Respectfully Submitted by Jeanean Gillespie, Community Manager

**APPROVED BY THE BOARD OF DIRECTORS ON 3/22/2010**