

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 14, 2021
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held June 14, 2021, at 7:00 pm, via conference call due to COVID 19 and the order to social distance per the Governor of California.

PRESENT Lillian Franklin, President
Bob Carson, Vice President
Richard Williamson, Treasurer
Jessie Jones, Secretary
Robert Powers, Member at Large

Taryn Martin, President, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:04 PM by Lillian Franklin.

OPEN FORUM 6 Homeowners were present. Topics included: perimeter fence issues ask PCW to rebid fence, 4035 Emerald Downs driveway planter was damaged, exterior fencing is of concern due to increase spotting of rattle snakes and observing the meeting.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to approve the Regular Session Board Meeting Minutes for May 10, 2021, as submitted. Motion carried unanimously.

FINANCIAL INFORMATION Financial and Collection Information
A motion was made, seconded, and unanimously carried to accept the May 31, 2021, financial statement, subject to fiscal year end audit. Motion carried unanimously.

LIEN FILING The Board of Directors reviewed the April 2021 delinquency report. No Board action at this time.

UNFINISHED BUSINESS Metal Sheeting Repairs and Roof Evaluations
The Board announced a special meeting will be held with AWS and Khatri to establish project timelines. No Board action at this time.

Common Area Irrigation Drain Line Repair Proposal
This item has been postponed at this time to obtain more information.

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ARCHITECTURAL
SUBMITTALS

A motion was made, seconded, and unanimously carried to approve to ratify the following architectural applications:

- 18973 Pelham- install a new 25-foot wall with 3-foot concrete slab, for storage and decorative purposes.
- 4004 Emerald Downs- installation of retractable screen door. Director, Richard Williamson abstained from motion as it pertains to his home. Motion carried.

NEW BUSINESS

Common Area Irrigation Drain Line Repair Proposal

The Board discussed and reviewed the following proposals from Concrete Hazard Solutions. A motion was made, seconded, and unanimously carried to approve/deny the following below proposals.

- Community Entrance Sidewalk- grind down 2 area to bring property into compliance for \$350.00. **Approved**
- 18933 Pelham Way- Option #1: grind down 1 area at \$0 charge if combined with community entrance sidewalk grind above. **Approved** Option #2: remove and replace the lifted sidewalk for \$1,780.00. **Declined**
- 18946 Kentucky Downs- remove and replace concrete for \$1,780.00. **Approved**

"No Parking" Fire Signs Assessment

This item has been postponed and requested management obtain a cost to replace a sign.

Earthquake Proposal for Associations Buildings

A motion was made, seconded, and unanimously carried to decline the proposal based not being feasible to purchase and the carrier is non-admitted.

12.31.20 Fiscal Year End Draft Audit

A motion was, seconded, and unanimously carried to approve the 12.31.20 draft audit as submitted from Vanderpol. Motion carried.

Patio Furniture Cleaning vs Replacement Proposal

A motion was made, seconded, and unanimously carried to the approved/declined the following proposals submitted proposals.

1. Patio Guys

- Estimate 241535 new acrylic table tops \$1,076.42 **Declined**
- Estimate 241539 to powder coat and re-strap the furniture \$7,440.62 (includes everything but the new acrylic tops) **Approved**
- Estimate 241405 to re-strap the furniture \$4,822.07 **Declined**

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2. SaniClean

- Hosed down and wiped by a light germicidal for \$245.00 by current janitorial company. **Declined**

Onsite Reserve Study Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from ARS to prepare the reserve study in the total amount of \$1,250.00, with the condition the management and a Board member walk with reserve study preparer. Motion carried.

Proposals for Landscape Improvements

A motion was made, seconded, and unanimously carried to approve/decline the following proposals from Villa Park Landscape. Motion carried.

1. VPL Proposal #VPL3616-21

- Option 1: Replace 6 Communication upgrade cards at \$425.00. **Approved**
- Option 2: Upgrade 6 with new panels & cards. **Declined at this time. Ask VPL if he can draft a schedule approach to replace out?**

2. VPL Proposal Job #761 3-Year Tree Trimming

- 2021 - \$16,545.00 **Approved**
- 2022 - \$6,160.00 **Postponed**
- 2023 - \$19,545.00 **Postponed**

3. VPL Proposal #VPL3733-21 to trim palms

- Trim 53 Washingtonia fan palms at \$50.00 each in the total amount of \$2,650.00 **Approved**

4. VPL Proposal #VPL3817-21 removal of tree

- Remove 1 – Jacaranda Tee at 18952 Kentucky Downs in the total amount of \$485.00 **Approved**

Roof Repair Proposals

A motion was made, seconded, and unanimously carried to approve the proposal from CPR to remove and replace 40 SF of clubhouse roof tiles in the total amount of \$1,701.00. Motion carried.

A motion was made, seconded, and carried to approve a proposal from PCW to remove and replace 50 broken rake and field tile at 404 Emerald Downs in the total amount of \$1,970.00. Director, Richard abstained from the motion. Motion carried. Motion carried.

Trellis Beam Repair Proposal

A motion was made, seconded, and unanimously carried to approve a proposal from PCW to remove 2 dry rot damage support beams and replace at 4001 Balmoral Drive in the total amount of \$2,320.00. Motion carried.

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Interior & Exterior Paint Proposal

A motion was made, seconded, and unanimously carried to approve a proposal from PCW to paint interior and exterior of unit because of a roof leak at 18974 Northern Dancer in the total amount of \$790.00. Motion carried.

Discussion – Golf Course Landscape Walk

Director, Richard updated the Board the Association responsibilities to the San Lorenzo golf course side.

Discussion – Association Perimeter & Interior Wrought Iron

Updated the Board with his visual assessment of the wrought iron fencing throughout and that a special bidder walk is being scheduled in June and it is hoped to have proposals by the July meeting.

Discussion – Task List Items & CA Repairs Assessment

A motion was made, seconded, and unanimously carried to approve the repairs to clubhouse roof, gutters, baseboard and drywall, with the condition that each item does not exceed \$2,500.00. Motion carried.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:36 PM.

ATTEST

Respectfully submitted by Taryn Martin, StoneKastle Community Management.

APPROVED BY THE BOARD 7/12/2021