

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 13, 2021
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held September 13, 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
- ALSO,
PRESENT** Taryn Martin, President and Christie Alviso, Co-Manager,
StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 7:09 PM by Lillian Franklin.
- OPEN FORUM** Two (2) homeowners present. Questions on water intrusion policy.
- CLUBHOUSE
COMMITTEE** No action at this time.
- MINUTES** Regular Session
A motion was made, seconded, and unanimously carried to approve the Regular Session Board Meeting Minutes for August 9, 2021, as submitted. Motion carried unanimously.
- FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the August 31, 2021, financial statement, subject to fiscal year end audit. Motion carried.
- LIEN FILING** The Board of Directors reviewed the August 2021 delinquency report.

A motion was made, seconded, and unanimously carried to approve to lien APN #931-822-88. Motion carried.
- UNFINISHED
BUSINESS** Update - Metal Sheeting Repairs and Roof Evaluations
The Board had a special meeting to discuss each of the project's timelines and process. Dilip Khatri – obtaining a quote for contractor work to remove areas of the roof. Vendor mentions he should have in a couple of days, then they can schedule on onsite inspection and get going.

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Update – Association Perimeter & Interior Wrought Iron Proposals

A motion was made, seconded, and unanimously carried to decline the Fenceworks, Ameristar proposal. However, requested they submit for wrought iron.

Window Gasket for Wind Walls Proposals

This item has been postponed, until further proposals can be obtained.

Holiday Lighting Proposal

A motion was made, seconded, and unanimously carried to approve the Light Up My Holiday proposal and selected items B1, A2, A3, A1, & A5. Motion carried.

Annual Fire Sprinkler

A motion was made, seconded, and unanimously carried to accept the proposal from Fire Safety First for the annual fire sprinkler and fire alarm repair in the total amount of \$12,925, with the condition vendor provides an approximate T&M cost not stated on proposal. Motion carried.

Wrought Iron Repair/Replacement Proposals

The Board reviewed the proposals for repairing the wrought iron fencing at 18944 Pelham Way. No action at this time. Management was directed to obtain proposal from EmpireWorks.

**ARCHITECTURAL
SUBMITTALS**

18978 Northern Dancer Ln

A motion was made, seconded, and unanimously carried to approve the architectural application for backyard landscape renovation and also waive ARC fee of \$165.00. Motion carried.

NEW BUSINESS

Landscape Improvement/Replacement Proposals

A motion was made, seconded, and unanimously carried to approve the following proposals from Villa Park Landscape:

- VPL Proposal #VPL4621-21- in the total amount of \$542.00.
- VPL Proposal #VPL4955-21- in the total amount of \$405.00

Heating of Pool/Spa

A motion was made, seconded, and unanimously carried to approved heating of the pool/spa and extending the heater turn off date Monday, November 1st. Motion carried.

Proposed Draft Budget Meeting Date

The Board discussed to anticipate holding the draft proposed Budget meeting as early as 10-28-21. No action to be taken at this time.

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Proposed Draft Water Intrusion Policy Change

The Board postponed discussion regarding the water intrusion policy at this time. A motion was made, seconded, and unanimously carried to approve the bare walls insurance coverage change notification to unit owners that was review by Association legal counsel and insurance agent.

Proposed Draft Fire Lane Exhibit & Proposal

A motion was made, seconded, and unanimously carried to approve Hunsaker proposal to prepare the proposed fire lane exhibit in the total amount of \$6,240.00, with an additional \$700.00 to gather the package together to submit to the City. Motion carried.

Asphalt Construction Management Proposals

The Board reviewed and discussed the following proposals the asphalt construction Management proposals. A motion was made, seconded, and unanimously carried to approve Labelle Marvin proposal in the amount of \$7,285.00 for Pavement Engineering Services.

Siding Damage Repair Proposal

A motion was made, seconded, and unanimously carried to approve PCW proposal to repair the siding of unit owners building located at 3983 Balmoral Drive in the total amount of \$980.00. Motion carried.

Roof & Tile Repair Proposals

A motion was made, seconded, and unanimously carried to deny the following Antis Roofing proposals, due to the recent approval of Adco South Roofing proposal that will take care of the roofs noted below:

- 18942 Bold Ruler Way – Antis Proposal #A19619 for \$1,134.00 for multiple repairs.
- 3964 Emerald Downs – Antis Proposal #A19746 for \$5,970.00 for tile removal and relay/broken roof tile replacement.

Storm Drain Cleanout Proposals

A motion was made, seconded, and unanimously carried to approve Protec proposal for a bi-annual catch basin cleanout in the total amount of \$3,158. Motion carried.

FOB Proposal

A motion was made, seconded, and unanimously carried to approve California Gates proposal to purchase 100 additional pool/rec/clubhouse fobs in the total amount of \$630.00. Motion carried.

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Homeowner Correspondences

18935 Kentucky Downs Ln- A motion was made, seconded, and unanimously carried to deny the request to remove tree that is emitting sap onto owner's vehicles parked in driveway. The tree arborist reports the tree is healthy and the sap emitting is the nature of the tree.

18934 Northern Dancer- A motion was made, seconded, and unanimously carried to approve the reimbursement to homeowner in the amount of \$300.00 due to a tow, as a one-time courtesy.

18978 Northern Dancer Ln- regarding ARC application and process. Homeowner submitted an ARC application and \$125.00 payment regarding her landscape patio improvements. A motion was made, seconded, and unanimously carried to reimburse ARC of \$125.00, as owner was informed her minor ARC submittal should not have incurred a cost.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:55 PM.

ATTEST Respectfully submitted by Taryn Martin, StoneKastle Community Management.

APPROVED

DocuSigned by:
Lillian Franklin
Lillian Franklin, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary/Treasurer 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 September 13, 2021, as approved by the Chairman of the Meeting.

Dated: 11/10/2021

DocuSigned by:
Jessie Jones
Acting Secretary/Treasurer