

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, OCTOBER 19, 2021
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held October 19, 2021, at 7:02 pm, via teleconference and at the Association clubhouse.

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

**ALSO,
PRESENT** Christie Alviso, StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 7:02 PM by VP, Bob Carson.

OPEN FORUM A few owners were present via teleconference and one (1) homeowner in person for observation purposes only.

**CLUBHOUSE
COMMITTEE** A motion was made, seconded, and unanimously carried to approve to accept resignation of Clubhouse Committee Member, Linda Keller. Motion carried.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to approve the Regular Session Board Meeting Minutes for September 13, 2021, as submitted. Motion carried.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the September 30, 2021, Financial Statement, subject to fiscal year end audit. Motion carried.

LIEN FILING The Board of Directors reviewed the September 2021 delinquency report. No Board action at this time as homeowner, APN#931-822-08 paid account in full by time of meeting.

**UNFINISHED
BUSINESS** Update - Metal Sheeting Repairs and Roof Evaluations
Roofing Update – Khatri will be conducting a site inspection with drone and destructive testing on the Northern Dancer Building between 11.1.21 through 11.12.21.

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AWS Update – The Board provide management directions: to have AWS review draft report and correct it with Association model names as soon as possible; approval to proceed with destructive testing and application of repair samples and perform some additional testing; recommendations of 1 and 3 approved as this is within scope of contract; recommendation 2 postpone as management will request proposal from HOA landscape to install drip in Plan 1 and 2 courtyards; and recommendation 4 the Board is looking for more information as it's unclear how recommendation relates to a rusted sheet metal and weep screed project.

Update – Association Perimeter & Interior Wrought Iron Proposals

A motion was made, seconded, and unanimously carried to approve the proposal from FenceWorks in the amount of \$181,987.50, with condition the proposal is updated with total linear feet. The Board is unsure if they are approving apples to apples proposals.

Window Gasket for Wind Walls Proposals

This item has been postponed, until further proposals can be obtained for residential wind walls.

Wrought Iron Repair/Replacement Proposals

A motion was made, seconded, and unanimously carried to approve proposal #2925 from CPR to repair wrought iron fence at 18944 Pelham in the total amount of \$2,656.00.

**ARCHITECTURAL
SUBMITTALS**

Nothing at this time.

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 #VPL5139-21- in the total amount of \$605.00, per the September landscape walk.
- VPL Proposal #VPL5494-21- in the total amount of \$1,774.00, to replace aging myoporum on Bold Ruler Slope.

Memorialize Backflow Repairs

A motion was made, seconded, and unanimously carried to memorialize approval proposal #32739 from Integrity Backflow Company to repair the failed backflow devices in the total amount of \$1,721.09. Motion carried.

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Annual Termite Inspection/Treatment Proposal

A motion was made, seconded, and unanimously carried to the approve the Accurate Termite annual inspection/treatment proposal in the total amount of \$22,760.00. The cost per unit/per month is \$10.90. Motion carried.

Wrought Iron Repair Proposal

A motion was made, seconded, and unanimously carried to approve proposal #2774 from CPR to repair wrought iron rear perimeter fence at 3965 Balmoral in the total amount of \$826.00. Motion carried.

Pool Pump Room Repairs Proposal

A motion was made, seconded, and unanimously carried to approve the CPR proposal #2521 for \$3769.00 to repair and paint the walls in the community pump pool room, epoxy paint 4' from bottom of wall to add added protection from pool chemicals. Motion carried.

Pool Area Furniture Refinish Proposal

A motion was made, seconded, and unanimously carried to approve a proposal from Patio Guys to refinish additional chairs, umbrella bases, and trash containers in the total amount of \$5,453.00. Motion carried.

Fiscal Year End Audit Proposals

A motion was made, seconded, and unanimously carried to approve a proposal from VanDerPol to prepare the audit & tax for upcoming fiscal year ending 12.31.21 in the total amount of \$1,150.00. Motion carried.

Roof Repair Proposals

A motion was made, seconded, and unanimously carried to deny proposal #A19807 from Antis Roofing to repair the broken tiles at 3980 Emerald Downs in the total amount of \$1,735.00, based on Board approving annual roof cleaning maintenance and repair contract with ADCO Roofing that shall include this repair. Motion carried.

Homeowner Correspondence

18978 Northern Dancer Lane - A motion was made, seconded, and unanimously carried to approve to decline the request of a key fob free of charge.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:49 PM.

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ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community
Management.

APPROVED BY THE BOARD 11/8/21