

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, DECEMBER 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 December 13, 2021, at 6:36 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 6:36 PM by President, Lillian Franklin.

OPEN FORUM Four (4) homeowners were present to discuss any updates on water intrusion policy, tree in center driveway at 18935 Kentucky is emitting sap, and parking enforcement concerns.

**CLUBHOUSE
COMMITTEE** A motion was made, seconded, and carried to appoint Susan Powers as a clubhouse committee member. Director, Robert Powers abstained. Motion carried.

MINUTES Regular Session
No action at this time.

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

Account Review
As of November 30, 2021, the operating account had a balance of \$89,395.77 and in the reserve/investment account had a balance of \$2,556,349.78

LIEN FILING A motion was made, seconded, and unanimously carried to postpone the lien on the following:

- APN # 931-821-65, in the amount of \$1,456.11

**SAN LORENZO COMMUNITY ASSOCIATION
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UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations
No action made at this time.

Update-Association Perimeter & Interior wrought Iron Proposals

A motion was made, seconded, and unanimously carried to accept EmpireWorks proposal to repair and paint the wrought iron fencing throughout the entire community, in the amount of \$237,069.00. Additionally, the Board resolved to delegate Director, Williamson to approve any change orders not to exceed 10%. Motion carried.

**ARCHITECTURAL
SUBMITTALS**

Nothing at this time.

NEW BUSINESS

LED Wall Light Replacement Proposal

This item was postponed. The Board requested Management to obtain a revised proposal from ProTek, as it appears the charge to replace to LED is higher than what Home Depot currently charges. Motion carried.

Proposals for Landscape Improvements

A motion was made, seconded, and unanimously carried to accept the following below proposals from Villa Park. Motion carried.

<p>1. Inside the pool area, install 3 – 5gallon Bird of Paradise and replace 1 – broken Drain Cap. 2. At the pool area parking lot, install 1 – 5gallon Bird of Paradise. 3. At 18932 Spectacular, install 4 – 5gallon Little John. 4. At the entrance area walking path, install 25 – 5gallon Little John. 5. At 18978 Nothern Dancer, install 5 – 5gallon Raphiolepis ‘clara’. 6. Fertilize garage vines throughout the properat the pool area, install 5 yards of mulch INCLUDES: • 4 – 5gallon Bird of Paradise @ \$28.00 each • 1 – Drain Cap @ \$65.00 • 29 – 5gallon Little John @ \$28.00 each • 5 – 5gallon Raphiolepis ‘clara’ @ \$22.50 each</p>	<p>\$1,101.50</p>
<p>The following is our proposal for landscape items at the Narrow slope across from 4043 Balmoral. • Remove Myoporum • Install 116 – 1gallon Carissa @ \$8.50 each • Install 2 – Yards of Mulch @ \$50.00 each</p>	<p>\$1,086.00</p>

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<p>The following is our proposal to replace dying plant material on Spectacular.</p> <ul style="list-style-type: none"> • Remove dying Myoporum • Install 165 – 1gallon Tecoma @ \$8.50 each • Install 10 – 1gallon Acacia @ \$9.50 each • Install 12 – 1gallon Carissa @ \$22.50 each • Install 6 – 5gallon Raphiolepis ‘springtime’ @ \$22.50 each • Install 5 – Yards of Mulch @ \$50.00 each 	\$1,859.5
<p>The following is our proposal to replace old Myoporum on the slope along Bold Ruler.</p> <ul style="list-style-type: none"> • 32 – Hours Labor / Remove Myoporum @ \$30.00 each • Install 230 – 1gallon Tecoma @ \$8.50 each • Install 6 – Yards of Mulch @ \$50.00 each 	\$3,215.00
<p>The following is our proposal for landscape items at the above-mentioned project, as discussed during the November landscape walk.</p> <ol style="list-style-type: none"> 1. Re-stake entrance island Tristania tree with metal stake. 2. At 18932 Spectacular, install 5 – 5gallon Little John. 3. At 18932 Spectacular side-yard, remove dying Star Jasmine and install 1 – Yard of Mulch. 4. At Emerald Downs entrance park area, install 25 – 5gallon Pittosporum ‘variegated’ and 3 – Yards of Mulch. 5. At 4006 Emerald Downs, install 20 – 1gallon Carissa and 1 – 5gallon Bird of Paradise. 6. At 3986 Emerald Downs, install 3 – 1gallon Carissa. 7. At 3966 Emerald Downs, install 22 – 1gallon Carissa. 8. At 3960 Emerald Downs, install 20 – 1gallon Carissa under warranty and fence off for rabbits. 9. At 18960 Pelham, install 2 – Yards of Mulch. 10. At 18947 Northern Dancer, remove old Raphiolepis, install 1 – Yard of Mulch, remove Jasmine and install 10 – 1gallon Carissa. 11. At 18957 Northern Dancer, replace struggling Coprosma with 10 – 5gallon Little John. 12. At 18988 Northern Dancer, install 3 – Yards of Mulch to side-yard. <p>INCLUDES:</p> <ul style="list-style-type: none"> • 15 – 5gallon Little John @ \$28.00 each • 10 – Yards of Mulch @ \$50.00 each • 25 – 5gallon Pittosporum ‘variegated’ @ \$22.50 each • 75 – 1gallon Carissa @ \$8.50 each o 20 under warranty • 1 – 5gallon Bird of Paradise @ \$28.00 	\$1,978.00
<p>The following is our proposal for landscape items at 18961 Northern Dancer.</p>	\$349.00

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<ul style="list-style-type: none"> • 6 – Hours Labor / reset steppingstones @ \$30.00 each • 3 – 5gallon Little Johns @ \$28.00 each (to fill in missing plants) • ½ – Yard of Decomposed Granite @ \$85.00 	
<p>The following is our proposal for landscape items at 18931 Northern Dancer.</p> <ul style="list-style-type: none"> • Remove existing plant material @ \$85.00 • Install 28 – 1gallon Carissa @ \$8.50 each • Install 6 – 5gallon Pittosporum 'variegated' @ \$22.50 each 	\$458.00
<p>The following is our proposal to provide stake and board slope reinforcements along Spectacular and Bold Ruler.</p> <ul style="list-style-type: none"> • Across from 18944 Spectacular: <ul style="list-style-type: none"> o 7 – 2"x 12"x 6' pressure treated lumber @ \$75.00 each o 21 – 3' Metal Stakes @ \$15.00 each o 1 – Yard of Fill-Dirt- \$110.00 o 32 – Hours Labor @ \$30.00 each • Across from 18954 Spectacular: <ul style="list-style-type: none"> o 1 – Yard of Fill Dirt @ \$110.00 o 10 – 1gallon Tecoma @ \$8.50 each o 4 – Hours Labor @ \$30.00 each • Across from 18952 Bold Ruler: <ul style="list-style-type: none"> o 2 – 2" x 12" x 6' pressure treated lumber @ \$75.00 each o 6 – 3' Metal Stakes @ \$15.00 each o 12 – Hours Labor @ \$30.00 each 	\$2,825.00
<p>The following is our proposal to remove and replace plant material on the slope below the pool.</p> <ul style="list-style-type: none"> • 16 – Hours Labor / remove plant material @ \$30.00 each • Install 102 – 1gallon Carissa @ \$8.50 each • Install 60 – 1gallon Tecoma @ \$8.50 each • Install 36 – 5gallon Pittosporum 'variegated' @ \$22.50 each • Install 4 – Yards of Mulch @ \$50.00 each 	\$2,867.00

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:52 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

DocuSigned by:
Lillian Franklin

Lillian Franklin, Chairman of the Meeting

SECRETARY'S CERTIFICATE

**SAN LORENZO COMMUNITY ASSOCIATION
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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 December 13, 2021, as approved by the Chairman of the Meeting.

Dated: 10/17/2022 _____

DocuSigned by:
Jessie Jones
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Acting Secretary/Treasurer