

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, APRIL 11, 2022  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held April 11, 2022, at 7:00 pm, via teleconference.

**PRESENT** Lillian Franklin, President  
Bob Carson, Vice President  
Jessie Jones, Secretary  
Richard Williamson, Treasurer  
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 President, Lillian Franklin.

**OPEN FORUM** One (6) homeowners were present via teleconference. Topics included Parking space on Pelham.

**CLUBHOUSE  
COMMITTEE** Currently no clubhouse reservations until the clubhouse flooring is resolved. It is recommended that clubhouse committee Powers and Teeling are included in upcoming renovation meetings.

**MINUTES** Regular Session  
The 3.14.22 Meeting minutes were delayed.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the March 31, 2022, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review  
As of March 31, 2022, the operating account had a balanced of \$150,447.71 and in the reserve/investment account had a balance of \$2,601,644.80.

**LIEN FILING** No Board action at this time.

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**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

A motion was made, seconded, and unanimously carried to approve the EmpireWorks proposal #2036167 for \$13,545.00 for weep screed, masonry & foundation repairs, with the condition EmpireWorks revising their bid to match the spreadsheet from AWS.

Update- Roof Evaluations

An update has been provided to the membership. This item has been postponed at this time while Khatri develops scope of work.

Update Clubhouse Floor Replacement Samples & Proposals

The Board resolved to delegate Director; Robert Powers was for this project.

SB326 Proposal(s)

This item has been postponed while Management obtains additional bids.

Balcony Repair Proposal

The Board directed Management to obtain competitive bids NTE \$1,500, with the condition that current wood is examined for wood rot/termite.

**ARCHITECTURAL  
SUBMITTALS**

18946 Spectacular Bid Ln

A motion was made, seconded, and unanimously carried to approve the architectural application to install concrete within the backyard, per the application submitted.

**NEW BUSINESS**

Windwall Gasket Repair Proposal

This item has been postponed while management solicits additional bids.

Draft Electric Vehicle Charging Station (EVCS) Policy

This item has been and awaiting attorney responses to director's additional questions.

Draft Water Intrusion Policy

A motion was made, seconded, and unanimously carried to the approve the 28-day comment period, with the condition that legal council states no further amendments are required after review insurance agent's comments.

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Memorialize Plumbing Repair Proposal Men’s Restroom

A motion was made, seconded, and unanimously carried to approve memorialization of Splash Plumbing’s invoice #0000434058 to replace the broken floater, ballcock, trip lever and flapper in the men’s stall in the amount of \$402.00.

Reserve Study Proposals

A motion was made, seconded, and unanimously carried to approve ARS for the updated reserve study in the amount of \$725.00.

Roof Repair Proposals

This item has been postponed. The Board directed Management to request a proposal from Fontaine Roofing and Adco. The job will be awarded to the vendor who does not exceed \$6,590 to repair the roof at 3966 Emerald Downs. In addition, Management is to request to request bidders to install stego 15mil underlayment if removal is required.

Termite Reports & Repair Proposals

This item has been postponed. The Board would like a revision to include alternative on wood that is less eatable wood and/or pretreated wood.

Landscape Additions/Replacements/Improvements Proposals

A motion was made, seconded, and unanimously carried to approve Villa Park’s Landscapes proposal# VPL2001-22 from the March Landscape walk in the amount of \$2,144.50.

A motion was made, seconded, and unanimously carried to postpone proposal#VPL2002-22 from Villa Park Landscape to install mulch throughout the property for \$12,000.00.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:42 PM.

**ATTEST** Respectfully submitted by Christie Alviso, StoneKastle Community Management.

**APPROVED**

DocuSigned by:  
*Lillian Franklin*

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Lillian Franklin, Chairman of the Meeting

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**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 April 11, 2022, as approved by the Chairman of the Meeting.

8/16/2022

Dated:

DocuSigned by: \_\_\_\_\_

*Jessie Jones*  
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Acting Secretary/Treasurer