

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, MAY 9, 2022  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held May 9, 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 7:00 PM by President, Lillian Franklin.

**OPEN FORUM** Three (3) homeowners were present via teleconference. Topics included: drainage concerns, 4027 Balmoral Drive regarding backyard landscape, painting of asphalt parking space.

**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  
A motion was made, second, and unanimously carried to accept the March 14, 2022, and April 11, 2022, regular minutes.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the April 30, 2022, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review  
As of April 31, 2022, the operating account had a balanced of \$155,811.07 and in the reserve/investment account had a balance of \$2,544,492.18.

**SAN LORENZO COMMUNITY ASSOCIATION  
MAY 9, 2022**

**LIEN FILING**

APN #931-821-38/ Account #1745990041-\$1,943.32- in progress.  
APN #931-822-88/ Account #1742151660- postponed for 30-days.

**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

Management provided the Board the revised AWS sheet metal flashing report. Further discussions were held in Executive discussion. No action at this time. EmpireWorks was awarded the job.

Update- Roof Evaluations

Management followed up with Khatri to provide an update on the roofing inspection and what the next phase of the project might be. Awaiting further DT from vendor.

Update Clubhouse Floor Replacement Samples & Proposals

The Board resolved Director, Robert Powers as the delegate for this project. Management will solicit bids to other bidders for chosen flooring.

SB326 Proposal(s)

This item has been postponed.

Balcony Repair Proposal

A motion was made, second, and unanimously carried to approve Precision Painting & Construction in the amount of \$900.00 to repair/paint the balcony railing at 18942 Pelham Way, with the condition vendor must examine wood prior to repairs and paint to confirm there is no wood rot/termite damage.

Windwall Gasket Repair Proposal

This item has been postponed to later in the year.

Draft Electric Vehicle Charging Station (EVCS) Policy

This item has been postponed, awaiting legal counsel draft to send out for 28-day comment period.

Draft Water Intrusion Policy

A motion was made, second, and unanimously carried to approve to send out 28-day comment period with the condition legal states no further amendments.

Roof Repair Proposals

The Board approved Adco proposal in the amount of \$8,341.00 to repair two location of leaks at 3966 Emerald Downs, with the condition that stego and composite tile Brava is used as a testing

**SAN LORENZO COMMUNITY ASSOCIATION  
MAY 9, 2022**

location. It's understood that the pricing would change based on the Boards change order request.

Termite Reports & Repair Proposals

This item has been postponed, to include alternative wood that's less eatable and/or pretreated wood. Management directed to include 24 HRC & RE. There are 4 decks that have severe case of wood rot and/or damages require immediate attention by a contractor.

Landscape Additions/Replacements/Improvements Proposals

This item has been postponed. Request Villa Park Landscape to provide a more updated proposal since sections of areas have completed with mulch.

**ARCHITECTURAL  
SUBMITTALS**

18942 Pelham Way

A motion was made, seconded, and unanimously carried to deny the architectural application for remodeling and flooring. Homeowner must resubmit with proper flooring details.

**NEW BUSINESS**

Wrought Iron Addition to Exit Pool Gate

This item has been postponed.

Landscape Additions/Replacement/Improvement Proposal

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

- 4045 Balmoral-requires a few plants in the planter median of driveway for \$120.00. The tree appears to still be alive and will be monitored.
- Proposal #VPL2321-22: \$1,732.00 landscape items per the April landscape walk.

Memorialize pool Pump Repair Proposal

A motion was made, seconded, and unanimously carried to approve Whittier Village Pools proposal to make repairs to the spa pump in the amount of \$247.63.

**ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:45 PM.

**ATTEST**

Respectfully submitted by Christie Alviso, StoneKastle Community Management.

**SAN LORENZO COMMUNITY ASSOCIATION  
MAY 9, 2022**

**APPROVED**

DocuSigned by:

*Lillian Franklin*

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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 May 9, 2022, as approved by the Chairman of the Meeting.

8/16/2022

**Dated:**

DocuSigned by:

*Jessie Jones*

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Acting Secretary/Treasurer