

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
TUESDAY, JUNE 13, 2022  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held June 13, 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 7:05 PM by President, Lillian Franklin.

**OPEN FORUM** Seven (7) homeowners were present via teleconference. Topics included: street condition concerns, 4445 Balmoral wished to have an update on weep screed project, 18996 Pelham - update on landscape upgrades by their building, questions about starting a FaceBook page for San Lorenzo, towing concerns, pest control, driveway concerns, fence timelines and Republic trash organic bins.

**CLUBHOUSE  
COMMITTEE** Currently no clubhouse reservations until the clubhouse flooring is resolved.

**MINUTES** Regular Session  
A motion was made, second, and unanimously carried to accept the May 9, 2022, Regular Meeting minutes, as submitted.

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

Account Review  
As of May 31, 2022, the operating account had a balanced of \$174,168.21 and in the reserve/investment account had a balance of \$2,514,248.94.

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**LIEN FILING**

No action at this time.

**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

EmpireWorks was awarded the job to start the week of June 20, 22 or June 27, 2022.

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 on 2<sup>nd</sup> building from Adco and Khatri.

Update Clubhouse Floor Replacement Samples & Proposals

A motion was made, seconded, and unamioulsy carried to ratify State College Distributors (aka: Strictly Stones) proposal NTE \$21,740.10 - \$600 = \$21,140.10 to demo, tile purchase, installation of tile, and install of baseboards.

Additionally, a motion was made, seconded, and unanimously carried to approve Amplex to move out and in the clubhouse furniture and remove curtains in the amount of \$600.00. Motion carried.

SB326 Proposal(s)

This item has been postponed.

Windwall Gasket Repair Proposal

This item has been postponed to later in the year.

Draft Electric Vehicle Charging Station (EVCS) Policy

The Board was provided a revised copy of the EV Charging Station Policy in Executive Session. The board will determine if it is acceptable 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 for 28-day comment period.

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.

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Landscape Additions/Replacements/Improvements Proposals

A motion was made, seconded, and unanimously carried to approve Villa Parks landscape proposal #VPL2002-22 to mulch throughout the property in the amount of \$12,000.00. Motion carried.

Wrought Iron Addition to Exit Pool Gate

This item has been postponed.

**ARCHITECTURAL  
SUBMITTALS**

4007 Balmoral

A motion was made, seconded, and unanimously carried to approve the homeowner's application to install an EV charging cable. Motion carried.

**NEW BUSINESS**

Landscape Additions/Replacement/Improvement Proposal

No Board action at this time.

Memorialize Wrought Iron EmpireWorks C/O#3

A motion was made, seconded, and unanimously carried to approve to memorialize EmpireWorks change order #2 proposal for wrought iron fencing in the amount \$8,413.00. Motion carried.

Additional Pool/Clubhouse Camera Proposal

A motion was made, seconded, and unanimously carried to approve the proposal from ADT to install a second camera at \$200 and monthly fee of \$64.10, due to continuous and dangerous trespassing into the pool area, with the condition that electric conduit is ran by an electrician prior to installation. Director, Lillian abstained motion at this time as she was unclear of the camera location install.

Homeowner Correspondence(s)/ Request(s)

The Board reviewed the homeowner at 18948 Kentucky Downs concerns regarding fence climbers into the pool area and advise they are working on a solution.

**ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:43 PM.

**ATTEST**

Respectfully submitted by Christie Alviso, StoneKastle Community Management.

**SAN LORENZO COMMUNITY ASSOCIATION  
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**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 June 13, 2022, as approved by the Chairman of the Meeting.

DocuSigned by:  
Dated: 8/16/2022

*Jessie Jones*

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Acting Secretary/Treasurer