

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, AUGUST 1, 2022  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held August 8, 2022, at 7:00 pm, Association clubhouse and 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 7:12 PM by President, Lillian Franklin.

**OPEN FORUM** A few homeowners were present for the meeting for observation purposes only.

**CLUBHOUSE  
COMMITTEE** Melissa reported: Two events thus far, the mop is to be placed outside the clubhouse doors by bathroom. Had concerns regarding the cleanup. Discussion regarding swim pool being utilized during clubhouse reservations.

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to accept the July 11, 2022, Regular Meeting minutes, as submitted.

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

Account Review  
As of July 31, 2022, the operating account had a balanced of \$193,283.79 and in the reserve/investment account had a balance of \$2,485,179.37.00.

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

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**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

The Board updated the membership that the prototype work has been completed, except for the painting. The next step is for AWS to begin drafting scope of work for the bidders and Board will meet with the AWS onsite.

Update- Roof Evaluations

Management awaiting DT report from Khatri on the 2nd DT roof inspection that was completed on Spectacular Bid on 7.16.22.

SB326 Proposal(s)

This item has been postponed.

Termite Reports & Repair Proposals

This item has been postponed at this time while management obtains proposal that include alternative wood that's less edible 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.

Wrought Iron Addition to Exit Pool Gate

This item has been postponed at this time.

**ARCHITECTURAL  
SUBMITTALS**

No action at this time.

**NEW BUSINESS**

Memorialize Wrought Iron Empireworks C/O#5

A motion was made, second, and unanimously carried to approve memorializing change order proposal #5 submitted by Empireworks for the wrought iron fencing repairs in the amount of \$15,022.00. New total price of contract is \$361,767.00. Motion carried.

28-Day Comment Period/ Adoption of Water Intrusion Policy

A motion was made, seconded, and unanimously carried to approve adoption of the water intrusion policy with minor clarification changes. Motion carried.

28-Day Comment Period/ Adoption of EVCS Policy

The Board postponed adopting EVCS policy due to comment period responses and will defer to legal for changes and resubmit for another 28-day comment period.

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Holiday Lighting Proposal(s)

This item has been postponed.

Annual Fire Sprinkler Deficiency Report and Proposal

A motion was made, seconded, and unanimously carried to approve the annual fire sprinkler deficiency report and proposal to perform fire sprinkler repairs per the annual deficiency report date June 30, 2022 in the amount of \$10,225.00.

Homeowner Correspondence(s) Request(s)

Correspondence and discussion was held in Executives Session. These items have been postponed:

- 4041 Balmoral Dr. – removal of lone parking spaces by blacking out with black paint.
- 18933 ND L – concerns regarding a temporary shower curtain rod on upstairs unit and lone parking space on ND L that makes it difficult to pull out of garage especially on trash day.

Roof Repair and Change Order Proposal(s)

A motion was made, seconded, and unanimously carried to approve the revised Adco Roofing Brava Tile and stego underlayment in the amount of \$29,404.00 for 3966 Emerald Downs.

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Adco to remove 10x10 section of area over leak and replace and wood roof members as needed. Install new underlayment and reset/replace any broken tiles in the amount \$2,126.00.

Draft 2023 Reserve Study Report

This item has been postponed.

**ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:19 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 Regular Minutes of the Board of Directors Meeting held August 8, 2022, as approved by the Chairman of the Meeting.

Dated: 10/17/2022

DocuSigned by:  
  
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Acting Secretary/Treasurer