

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 12, 2022
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held September 12, 2022, at 7:00 pm, Association clubhouse and via teleconference.

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

**ALSO,
PRESENT** Christie Alviso, StoneKastle Community Management, Inc.

ABSENT Robert Powers, Member at Large

CALL TO ORDER The meeting was called to order at 7:07 PM by President, Lillian Franklin.

OPEN FORUM Six (6) homeowners were present. Topics included: patrol concerns, lighting concerns, Balmoral area, reminder about pet waste and do not poop on sidewalks, Susan Rodriguez had a termites inspection completed May 31, 2022, Melissa Teeling to complete a short ARC form, no fee.

**CLUBHOUSE
COMMITTEE** Melissa reported: No action at this time.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to accept the August 8, 2022, Regular Meeting minutes, as submitted.

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

Account Review
As of August 30, 2022, the operating account had a balanced of \$175,593.14 and in the reserve/investment account had a balance of \$2,404,382.64.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
SEPTEMBER 12, 2022**

LIEN FILING No action at this time.

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

The Board updated the membership that the Board is looking at approving project Management contact submitted by AWS, while the vendor develops scope of work for bidders.

Update- Roof Evaluations

The Board is looking for Khatri's guidance and steps on the 2nd DT report.

SB326 Proposal(s)

This item has been postponed.

Termite Reports & Repair Proposals

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

Wrought Iron Addition to Exit Pool Gate

This item has been postponed at this time.

28-Day Comment Period/Adoption of EVCS Policy

No action at this time.

Holiday Lighting Proposal(s)

The Board directed Management to have vendors revise proposal to only place holiday garland and lights on monument signs.

Draft 2023 Reserve Study Report

No action at this time.

**ARCHITECTURAL
SUBMITTALS**

No action at this time.

NEW BUSINESS

Landscape Addition/Replacement/Upgrade

A motion was made, seconded, and unanimously carried to approve the following proposals submitted by Villa Park Landscape:

- August Landscape walk (VPL3693-22), in the amount of \$1,811.78
- Additional August Landscape Walk (VPL3964-22), in the amount of \$441.53

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
SEPTEMBER 12, 2022**

- Additional August Landscape walk (VPL3695-22), in the amount of \$456.75
- Additional August Landscape walk (VPL3696-22), in the amount of \$2,773.49
- Queen Palms in front of pool (VPL36975-22), in the amount of \$1,055.60
- 18935 Northern Dancer Lane (VPL3714-22), in the amount of \$2,519.23

Total amount of proposals \$9,058.38

Spa Replacement Heater Proposal

A motion was made, second, and unanimously carried to approve Whittier Village Pool to replace the 11-year-old failing spa heater that has been having lots of problems in the amount of \$5,374.93. Motion carried.

2022 Street Improvement Project- Construction Oversight & Management Proposal

A motion was made, second, and unanimously carried to approve Labelle Marvin for construction oversight and inspection service for the 2022 street improvement project in the amount \$4,750.00. Motion carried.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:06 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

DocuSigned by:
Lillian Franklin
C2B7E9C37AC841E

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 Regular Minutes of the Board of Directors Meeting held September 12, 2022, as approved by the Chairman of the Meeting.

10/17/2022
Dated: _____

DocuSigned by:
Jessie Jones
84F08CB9E4B429

Acting Secretary/Treasurer