

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, NOVEMBER 14, 2022  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held November 14, 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 7:02 PM by President, Lillian Franklin.

**OPEN FORUM** Ten (10) homeowners were present. Topics included: asphalt repairs, LED lighting, parking concerns and weep screed repairs.

**CLUBHOUSE  
COMMITTEE** Clubhouse Committee Member, Melissa reported: she will not be available for the meeting but would like to update the Board on the process for reserving the clubhouse with Melissa and Susan. All weekend reserving parties must verify FOB and process is reviewed no later than Thursday before their event.

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to accept the October 11, 2022, and October 26, 2022, Regular Meeting minutes, as submitted.

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

Account Review  
As of October 31, 2022, the operating account had a balance of \$164,111.38 and in the reserve/investment account had a balance of \$2,322,369.26.

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

**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

Board will be meeting with AWS Consultants and 3 bidders in December to select the bidder for the construction defect metal sheet flashing project.

Update- Roof Evaluations

Postponed, awaiting Khatri recommendations as to the next steps.

SB326 Proposal(s)

This item has been postponed while management obtains proposals.

Termite Reports & Repair Proposals

This item has been postponed at this time to include alternative on wood that's less eatable and/or pretreated wood2.

Wrought Iron Addition to Exit Pool Gate

The Board instructed Management to remove this item from the agenda, as it appears the camera installed at the exit gate has deterred unwanted trespassing and vandalism in pool area.

28-Day Comment Period/ Adoption of EVCS Policy

A motion was made, seconded, and unanimously carried to approve to send out revised EV charging policy for 28-day comment period to the membership.

**ARCHITECTURAL  
SUBMITTALS**

A motion was made, seconded, and carried to approve the following architectural applications. Director, Lillian Franklin abstained from the motion as it relates to her unit:

18942 Northern Dancer Ln – installation of backyard 10x14 ft. pergola.

18942 Northern Dancer Ln – EVCS installation approved.

**NEW BUSINESS**

Landscape Addition/Replacement/Upgrade Proposals

A motion was made, second, and unanimously carried to approve the following proposal submitted by Villa Park landscape in the total amount of \$39,705.00:

- Proposal #761, 3-Year Tree Trimming Plan  
2021 - \$16,545.00, 2022 - \$6,160.00, and 2023 - \$17,000.00

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Memorialize Trip/Fall Concrete Repair Proposals

A motion was made, seconded, and unanimously carried to ratify approval on the following Concrete Hazard Solutions proposals totaling \$5,220.00:

Proposal dated 10.27.22 for \$425.00 to grind one trip/fall hazard located at 18942 Northern Dancer Lane.

Proposal dated 10.10.22 for \$4,270.00 to remove and replace concrete in two areas located at 18955 Kentucky Downs.

Proposal dated 10.24.22 for \$525.00 to grind 1 trip/fall hazard, patch 1 concrete, and joint repair in pool area.

Memorialize Roof Maintenance & Cleaning Proposal

A motion was made, seconded, and unanimously carried to ratify approval on the Adco South Roofing roof and gutter maintenance and cleaning job: wo #5713 and dated 8/11/22 for \$17,818.00.

Memorialize Building Maintenance Repair Proposal

A motion was made, seconded, and unanimously carried to ratify approval on the PCW Contracting Services proposal #113871 and dated 11.7.22 for \$790.00 to repair the wood rot on back patio door making it impossible for unit owner at 18958 Kentucky Downs to open door.

Memorialize Lighting Repairs Proposal

A motion was made, seconded, and unanimously carried to ratify approval on the Three Phase Electric lighting repairs proposal not to exceed the amount of \$1200 to repair lights out near 18946 NDL, 18937 Northern Dancer Lane, and pool areas.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:13 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 November 14, 2022, as approved by the Chairman of the Meeting.

Dated: 3/8/2023

DocuSigned by:  
*Jessie Jones*  
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Acting Secretary/Treasurer