

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JANUARY 9, 2023  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held Monday, January 9, 2023, 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 7:05 PM by President, Lillian Franklin.

**OPEN FORUM** Five (5) homeowners were present. Topics included: patio railing issues, lights at mailbox, remediation to unit, and termite concerns.

**CLUBHOUSE  
COMMITTEE** Clubhouse Committee Member, Melissa reported: she will not be available for the meeting and relayed her concerns regarding the flooring cleaning and floor markings being made by the furniture.

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to accept the November 14, 2022, Regular Meeting minutes, as submitted.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the November 30, 2022 and December 31, 2022, Financial Statements, subject to fiscal year end audit. Motion carried.

Account Review  
As of December 31, 2022, the operating account had a balance of \$194,375.78 and in the reserve/investment account had a balance of \$2,261,743.72.

**LIEN FILING** No liens presented during the meeting.

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UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

A motion was made, seconded, and unanimously carried to approve Reconstruction Experts for the community flashing sheet metal project in the amount of \$155,299.00, with work orders not to exceed 25% that will be reviewed and approved by Board resolved delegate Director, Richard Williamson.

Update- Roof Evaluations

Postponed, awaiting Khatri to contact Management on January 9, 2023, to update on next steps.

SB326 Proposal(s)

This item has been postponed.

Termite Reports & Repair Proposals

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

**ARCHITECTURAL  
SUBMITTALS**

No action at this time.

**NEW BUSINESS**

Landscape Addition/Replacement/Upgrade Proposals

A motion was made, seconded, and unanimously carried to approve the following proposal submitted by Villa Park Landscape in the total amount of \$1,402.56.00:

- Proposal #VPL5200-22, October landscape walk - \$248.00
- Proposal #VPL5256-22-December Landscape walk- \$1,154.56

Bi-Annual Drywood & Subterranean Termite Proposals

A motion was made, second, and unanimously carried to approve Accurate Termite Pest Control proposal for Bi-Annual drywood and subterranean termite control in the amount of \$29,580.00.

Memorialize Roof Repair Proposals

A motion was made, seconded, and unanimously carried to ratify approval on the following ADCO South Roofing proposals totaling \$10,990.00:

- Work order #6700 in the amount of \$2,338.00- 18954 Kentucky Downs Lane- to remove and replace 15'x6' section over leak and replace wood roof members. Replace underlayment and secure with mechanical fasteners.

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- Work order #6404 in the amount of \$2,338.00- 3967 Balmoral Drive- remove and replace 10'x10' section over leak and replace wood roof members. Replace underlayment and secure with mechanical fasteners.
- Work order #6428 in the amount of \$2,338.00-3982 Emerald Downs Drive- remove and replace 12'x10' section over leak and replace wood roof members. Replace underlayment and secure with mechanical fasteners.
- Work order #6410 in the amount of \$1,743.00-18932 NDL- remove and replace 5'x5' section over leak and replace wood roof members. Replace underlayment and secure with mechanical fasteners.
- Work order #6404 in the amount of \$2,233.00- 18955 Pelham- remove and replace 5'x10' section over leak and replace wood roof members. Replace underlayment and secure with mechanical fasteners.

Memorialize Restoration Proposal


A motion was made, seconded, and unanimously carried to ratify approval on the following 24HRC proposals totaling \$8,135.21:

- Estimate #18935KntckyDL\_MD: in the amount of \$3,753.47- 18932 NDL – restoration required in unit due to an Association roof leak that entered into through patio doors.
- Estimate #18955Pelhamway\_BB: in the amount of \$4,381.74- restoration required due to an Association roof leak that entered from unit above down into garage of unit 18955 Pelham...

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:59 PM.

**ATTEST** Respectfully submitted by Christie Alviso, StoneKastle Community Management.

**APPROVED**

DocuSigned by:  
  
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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 Monday, January 9, 2023, as approved by the Chairman of the Meeting.

Dated: 9/13/2023

DocuSigned by:  
*Jessie Jones*  
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Acting Secretary/Treasurer