

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, FEBRUARY 13, 2023
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held February 13, 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 7:15 PM by President, Lillian Franklin.

OPEN FORUM Ten (10) homeowners were present. Topics included: painting, fire lane update, parking concerns, dog poop bags & glass/trash announcement, update owners' information form, and vegetation looking good.

**CLUBHOUSE
COMMITTEE** Clubhouse Committee Member, Melissa reported: nothing at this time.

MINUTES Regular Session
This item has been postponed at this time.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the January 31, 2023, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of January 31, 2023, the operating account had a balance of \$196,346.72 and in the reserve/investment account had a balance of \$2,212,588.08.

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LIEN FILING

Lien(s)

In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to approve recording a lien in accordance with the California Civil Code on the properties identified as:

- Account # 1742110231

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

RE Construction Experts legal counsel is continuing to negotiate the agreement contract to make it favorable for the Association. We anticipate having it resolved by the end of this week. No Board action required at this time.

Update- Roof Evaluations

A motion was made, second, and unanimously carried to approve the proposal submitted by Khatri for phase 2 NTE \$10,000.00.

SB326 Proposal(s)

This item has been postponed.

Termite Reports & Repair Proposals

This item has been postponed at this time to include alternative 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, second, and unanimously carried to approve the following proposal submitted by Villa Park Landscape:

- Proposal #VPL176-23, January landscape walk - \$1,120.00

Memorialize Roof Repair, Restoration & Build Back Proposals

A motion was made, seconded, and unanimously carried to ratify approval on the following roof repair, restoration and build back proposals totaling \$30,206.44:

- Work order #7481 in the amount of \$3,459.00- 4047 Balmoral- to remove and replace tiles approx. 3 square sections of leak area. Replace underlayment and secure with mechanical fasteners.

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- Work order #7587 in the amount of \$5,631.00-18932 Kentucky Downs- Replace plywood along with a 2x4 support rafter. Apply torch down for a better seal 4x8, remove tile and set aside, approx. 12' x 10' section over leak area, reinstall and secure tiles over repair area, and replace underlayment and secure with mechanical fasteners.
- Work order #7077 in the amount of \$1,617.00-18967 Pelham- remove debris and sediment in gutters and downspout. The Adco roof Maintenance contract does not include this in their maintenance contract.
- Work order #7481 in the amount of \$3,459.00-4047 Balmoral- Remove tile and set aside, approx. three-square section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners.
Reinstall and secure tiles over repair area.
- Work order #7555 in the amount of \$2,538.00- 18931 NDL- Remove tile and set aside, approx. 10' x 10' section over leak area. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area.
- Work order #7609 in the amount of \$2,473.00- 18944 NDL- Remove tile and set aside, approx. 10' x 10' section over leak are. Thoroughly inspect and replace wood roof members as needed. Furnish and install two layers of 30#. Underlayment and secure with mechanical fasteners. Reinstall and secure tiles over repair area.
- 18955 Pelham in the amount of \$3,730.77- Water mitigation
- 18955 Pelham in the amount of \$2,897.00- Build back for unit.
- 18930 Pelham in the amount of \$4,401.63- dry out and water mitigation.

Memorialize Light Repairs/Maintenance Proposal

A motion was made, seconded, and unanimously carried to ratify approval on the following Three Phase Electric proposals totaling \$2,500.00:

- Estimate #SL-013123A in the amount of \$250.00 -

18979 Pelham – (1) address light (LED193-Addressx2), located above the garage, has a broken socket; requires repair.

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- Estimate #SL-011623A in the amount of \$1,000.00- 3941 Balmoral and 18932 Pelham-(2) address lights (LED193-Addressx2), located at the garage and front door, are in/op; requires repair.
- Quote #11467 in the amount of \$1,250.00- Purchase of 100 commercial grade 5 watt LED bi-pin 4000K lamps to store onsite.

Pool Exit Gate Trellis Repairs Proposal

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Ridgeline Construction Group to replace 2 trellis beams and 4 cross members that is located outside pool exit in the amount of \$4,958.00.

Replacement of Truncated Domes Proposal

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A motion was made, second, and unanimously carried to approve the proposal submitted by AMS Paving to replace out 15 3' x 5' existing truncated domes at existing locations in move in the amount of \$13,205.00.

Draft Design Review Guidelines 2023

The Board was provided in Executive Session a copy of the draft Design Review Guidelines. The Board announced the draft copy will be sent out for 28-day comment period to the membership.

Adjusting Common Area Pool/Spa Hours of Use

A motion was made, seconded, and unanimously carried to approve to adjust the pool/spa facility hours to 8AM-4PM and no heating of the pool/spa until April 1, 2023.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:05 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 Monday, February 13, 2023, as approved by the Chairman of the Meeting.

Dated: 9/13/2023

DocuSigned by:
Jessie Jones

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Acting Secretary/Treasurer