

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 24, 2023
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held May 24, 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 7:37 PM by President, Lillian Franklin.

OPEN FORUM Twelve (12) homeowners were present. Topics included: Thanked the Board for all they do, questions about the use of clubhouse, dry out appointment for unit, rental cap restrictions, asphalt repairs, fire lane signage update, landscape walk dates, missing plant material, and parking questions.

**CLUBHOUSE
COMMITTEE** Clubhouse Committee Member, Melissa reported: concerns regarding the use of the clubhouse and cleaning after each use. Deposits may not be returned in full if the clubhouse is not returned to original condition.

MINUTES Regular Session
A motion was made, seconded and unanimously carried to approve the March 13, 2023 Regular Meeting minutes as submitted by Management.

April 10, 2023 Regular Meeting Minutes were postponed at this time.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the April 30, 2023, Financial Statement, subject to fiscal year end audit. Motion carried.

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Account Review

As of April 30, 2023, the operating account had a balance of \$163,893.75 and in the reserve/investment account had a balance of \$2,152,180.34.

LIEN FILING

Lien(s)

Nothing at this time.

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs and Roof Evaluations

American Geotechnical came out to inspect the properties and will provide a detailed report to Management and the Board.

SB326 Proposal(s)

This item has been postponed.

Draft Design Review Guidelines 2023

Management mailed out the draft design review guidelines and will be added to the June agenda for adoption.

Pool Deck Resurface Proposal(s)

This item has been postponed.

Draft Parking Guidelines 2023

Management mailed out and will be adding to the June agenda for adoption.

**ARCHITECTURAL
SUBMITTALS**

A motion was made, seconded, and unanimously carried to memorialize 3945 Balmoral Way to install a gazebo in the backyard patio area. Director Robert Powers abstained from the motion.

NEW BUSINESS

Landscape Addition/Replacement/Upgrade Proposals

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

- Proposal #VPL2351-23, Installation of decomposed granite - \$1,120.00
- Proposal #VPL2618-23, May landscape walk- \$3,247.50
- Proposal VPL2672-23, 18947 Pelham Way/owner request- \$1,155.00.
- Proposal VPL2673-23, 18964 Northern Dancer/Owner Request-\$210.00.

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Memorialize Roof Repair, Restoration & Build Back Proposals

A motion was made, seconded, and unanimously carried to ratify approval on the following proposals totaling \$3,303.53:

- Proposal #23-0473-STR-HOA, 4047 Balmoral Drive, dry out unit in the amount of \$3,303.53.

Homeowner Correspondence(s)

The Board was provided correspondence(s) from unit owners.

- 18946 Spectacular Bid Lane – removal of a center median tree and tow reimbursement. A motion was made, seconded and unanimously approved to reimburse tow, as a result of an improper tow by Patrol One. Management also to request from Villa Park Landscape the cost to remove two trees removed and recommendations of species to replace with.

Memorialize Lighting Repair Proposal

A motion was made, seconded, and unanimously carried to ratify the approval of Three Phase Electric proposal #SL-042523-A for \$3,300 to conduct miscellaneous repairs throughout the community.

Memorialize Trip/Fall Hazard Proposal

A motion was made, seconded, and unanimously carried to ratify the approval of Concrete Hazard's proposal dated 5.8.23 for \$385.00 to repair broken concrete at 18957 KD.

Memorialize Wooden Gate Proposal

A motion was made, seconded, and unanimously carried to ratify the approval of the Amplex proposal dated 4.10.23 for \$1,400.00 to replace the existing broken wood fence with new and paint at 18961 Northern Dancer Lane.

Community Wide Trip/Fall Hazard Proposal

A motion was made, seconded, and unanimously carried to approve the Concrete Hazard proposal dated 5.22.23 for \$10,085.00 to grind 71 total locations, repair 83 lineal feet, patch 4 locations, and remove/replace 4 concrete areas throughout the community.

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FHA Renewal Proposal

A motion was made, seconded, and unanimously carried to approve the FHA Review proposal to renew the Association FHA status that will expire on 11/3/23. The cost to renew will be \$795.00 and it will now extend to 3 years of active status.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:11 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

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 Wednesday, May 24, 2023, as approved by the Chairman of the Meeting.

Dated: 9/13/2023

DocuSigned by:
Jessie Jones
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Acting Secretary/Treasurer