

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JULY 10, 2023  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held July 10, 2023, at 7:00 pm, Association clubhouse and via teleconference.

**PRESENT** Bob Carson, Vice President  
Jessie Jones, Secretary  
Richard Williamson, Treasurer  
Robert Powers, Member at Large

**ABSENT** Lillian Franklin, President

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

**CALL TO ORDER** The meeting was called to order at 7:15 PM by Vice President, Bob Carson.

**OPEN FORUM** Seven (7) homeowners were present. Topics included: Fire extinguisher cabinets, rental cap, flashing sheet metal and organics refuse, location of drains in atrium, parking draft rules and removal of trees in median.

**CLUBHOUSE  
COMMITTEE** Clubhouse Committee Member, Melissa reported: she would like to make it explicit about pool use and clubhouse reservation being prohibited during a clubhouse reservation. If you fail to follow the rules you will be called to a hearing. In addition, requests that owners acknowledge clubhouse rules with signatures, if not already done so.

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to approve the regular session minutes of April 10, 2023, May 24, 2023, and June 12, 2023, as submitted. Motion carried.

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

Account Review  
As of June 30, 2023, the operating account had a balance of \$165,736.13 and in the reserve/investment account had a balance of \$2,177,911.06.

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**LIEN FILING**

Lien(s)  
Nothing at this time.

**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs  
A motion was made, seconded, and unanimously carried to approve to memorialize approval to change order #1 and #2 totaling in the amount of \$29,77.65. Motion carried.

SB326 Proposal(s)  
This item has been postponed.

Draft Design Review Guidelines 2023  
Management is working on mailing out and will be added to the August agenda for adoption.

Draft Parking Guidelines 2023  
Management is working on mailing out and will be added to the August agenda for adoption.

**ARCHITECTURAL  
SUBMITTALS**

4007 Balmoral Dr.  
A motion was made, seconded, and unanimously carried to approve homeowners' retroactive architectural application to install electric vehicle charger. Motion carried.

**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 #VPL3177-23- misc. landscape items in the amount of \$2,310.00
- Proposal #VPL3299-23- Removal of Melaleuca Tree and replace Crape Myrtle or Magnolia Little Gem.

Palm Tree Trimming Proposals  
A motion was made, seconded, and unanimously carried to approve Villa Park Landscape to trim 53 Wasingtonia Palms at \$65.00 per tree totaling in the amount of \$3,445.00.

Fire Extinguisher Proposals  
A motion was made, seconded, and unanimously carried to approve rectifying the 133-fire extinguisher throughout the community, contingent upon a full report database of anyone that requires 6 years or 12 years testing. Motion carried.

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Fire Extinguisher Cabinet Replacement or Repair Proposal

A motion was made, seconded, and unanimously carried to approve Safety First to replace corroded and rusted cabinet. Motion carried.

Memorialize Clubhouse Doors Re-Weather Sealing Proposal

A motion was made, seconded, and unanimously carried to approve Protec Building Services to re-weather strip the clubhouse doors that have failed in the amount of \$1,548.00. Motion carried.

Memorialize Mold Restoration Proposal

A motion was made, seconded, and unanimously carried to approve Freedom Restoration for 18931 NDL to provide mold remediation services to ¼ of the garage ceiling and walls and entire storage room in the amount of \$6,269.55. Motion carried.

Memorialize Roof Repair Proposals

A motion was made, second, and unanimously carried to approve the following roof repair proposal submitted by Adco South Roofing:

- Work order #8885 for 18942 Bold ruler, in the amount of \$1,917.00.
- Work order #8987 for 3984 Emerald downs, in the amount of \$4,360.00.

Homeowner Correspondence(s)

The Board reviewed homeowners request at 18933 Pelham Way to install plant material on the back slope behind home and irrigation to be inspected. There is no Board action/motion required.

A motion was made, second, and unanimously carried to approve homeowners request at 18947 Pelham to repair/replace paver stones in common area landscape that leads to backyard by Concrete Hazard Solutions for \$2,650.00 to install a stable concrete path.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:38 PM.

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

**APPROVED**

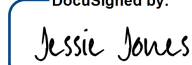
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*Bob Carson*  
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Bob Carson, Chairman of the Meeting

**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 Monday, July 10, 2023, as approved by the Chairman of the Meeting.

Dated: 10/6/2023

DocuSigned by:  
  
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Acting Secretary/Treasurer