

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, AUGUST 14, 2023
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held August 14, 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 Sixteen (16) homeowners were present. Topics included: no parking spaces along the curb, ask RE team to park at the clubhouse or upper Balmoral, cracked drywall and tree removal, hedge middle of median, request Villa Park Landscape to clear out gutters, 18948 Northern Dancer Lane, 4044 Emerald Downs, rodents and spiders, permits, updated report, landscape, renters CAP, trash, flash metal project, clubhouse furniture, laid cement in atrium is to code about 4 years ago, who spray painted walls on stucco, roof repairs, tile replacement, drain swales clearing, Pelham and Kentucky Downs have sandbags and standing water.

**CLUBHOUSE
COMMITTEE** Clubhouse Committee Member, Melissa reported: She will be resigning in September. A motion was made, seconded, and unanimously carried to approve Melissas resignation. Motion carried.

MINUTES Regular Session
This item has been postponed.

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

Account Review
As of July 31, 2023, the operating account had a balance of \$146,955.81 and in the reserve/investment account had a balance of \$2,156,738.33.

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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 #3 and #4 totaling in the amount of \$54,721.80. 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**

4005 Balmoral Dr.
A motion was made, seconded, and unanimously carried to approve memorializing homeowners' architectural application to install softscape/hardscape in exclusive use common areas. Motion carried.

4007 Balmoral Dr.
A motion was made, seconded, and unanimously carried to approve memorializing homeowners' architectural application to install hard surface flooring in upstairs unit due to medical health conditions. 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 #VPL3733-23- replace malfunctioning irrigation controller on KD and Balmoral in the amount of \$2,810.00.
- Proposal #VPL3734-23- Removal of dead Lantana and install new plant material behind the home on the slope at 18933 Pelham Way in the amount of \$740.00.

Ratification of Roof & Remediation Repair Proposals

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A motion was made, seconded, and unanimously carried to ratify approval for the following work orders:

- Work order 8885, Adco Roofing for roof repairs at 18936 Northern Dancer Lane in the amount of \$5,253.00.
- Work order 8987, Adco Roofing for roof repairs at \$4,670.00.
- Work order 660033, Freedom Restoration for restoration at 18931 Northern Dancer Lane.

Ratification of Pool/Spa Repair Proposals

A motion was made, seconded, and unanimously carried to ratify approval for Whittier Village Pool to install a flowmeter 2" PVC top in the amount of \$128.60. Motion carried.

Ratification of Clubhouse Furniture Removal Proposal

A motion was made, seconded, and unanimously carried to approve Chuck My Junk proposal #3 to remove clubhouse furniture for clubhouse to make room for new furniture that was delivered August 10, 2023 in the amount of \$1,345.00. Motion carried.

Ratification of Weather Seal Clubhouse Door Proposal

A motion was made, seconded, and unanimously carried to ratify approval for Protec proposal #138582 for \$1548.00 to weather seal clubhouse doors for clubhouse Motion carried.

Ratification of Bee Removal Proposal

A motion was made, seconded, and unanimously carried to ratify approval for The Been Man to remove queen colonies for the following:

- Work order 41461 to remove a bee colony at 18941 Northern Dancer Lane between \$400-\$900 depending on size.
- Work order 40940 to remove bee colony at 18949 Pelham between \$400-\$900 depending on size.
- Work order 40717 to remove a bee colony at 18984 Northern Dancer between \$400-\$900 depending on size.

Draft Audit FYE 12.31.22

This item has been postponed, as the draft audit has not been submitted.

ADJOURNMENT

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:54 PM.

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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 Monday, August 14, 2023, as approved by the Chairman of the Meeting.

Dated: 10/6/2023

DocuSigned by:
Jessie Jones
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Acting Secretary/Treasurer