

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 11, 2023
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held September 11, 2023, at 7:00 pm, Association clubhouse and via teleconference.
- PRESENT** Lillian Franklin, President
Bob Carson, Vice President
Richard Williamson, Treasurer
Robert Powers, Member at Large
- ABSENT** Jessie Jones, Secretary
- ALSO,
PRESENT** Christie Alviso, StoneKastle Community Management, Inc.
- CALL TO ORDER** The meeting was called to order at 7:10 PM by President, Lillian Franklin.
- OPEN FORUM** Fourteen (14) homeowners were present. Topics included: Janitorial, Pelham parking spaces crumbling, construction defect project, fire cabinets, landscape median hedges, billing for new owners, and gardeners are needed for vines around garages.
- CLUBHOUSE
COMMITTEE** A motion was made, seconded, and unanimously carried to appoint owner, Mary Thompson to the clubhouse committee for clubhouse reservations. Motion carried.
- MINUTES** Regular Session
A motion was made, seconded, and unanimously carried to accept the July 10, 2023, and August 14, 2023, Regular Session minutes. Motion carried.
- FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the August 31, 2023, Financial Statement, subject to fiscal year end audit. Motion carried.
- Account Review
As of August 31, 2023, the operating account had a balance of \$169,067.59 and in the reserve/investment account had a balance of \$2,035,685.93.
- LIEN FILING** Lien(s)
Nothing at this time.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
SEPTEMBER 11, 2023**

**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs

The Board discussed the City of Yorba Linda's cease and desist on the flashing sheet metal project in Executive Session. The City is requesting the Association to hire an engineer to have plans for the project stamped by engineer and pulled permits for each of the buildings.

SB326 Proposal(s)

This item has been postponed.

Draft Design Review Guidelines 2023

Management is working on mailing out for 28-day comment period to the membership.

Draft Parking Guidelines 2023

Management is working on mailing out for 28-day comment period to the membership.

Draft Audit FYE 12.31.22

A motion was made, second, and unanimously carried to approve the draft audit for fiscal year ending 12.31.22 submitted by VanDerPol and Company, to then be mailed out to the membership.

**ARCHITECTURAL
SUBMITTALS**

Nothing 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 #VPL4152-23- per the July landscape monthly walk to replace any failing plant material in the amount of \$2,032.00.
- Proposal #VPL4153-23- Removal of 2 Crape Myrtle trees and replace with box Ligustrum lucidum per the July landscape walk in the amount of \$1,270.00.
- Proposal #VPL4154-23- Per the August landscape monthly walk to replace any failing plant material in the amount of \$280.00.
- Proposal #VPL4155-23- Remove 1 Melaleuca tree and replace it with box Tristania per the August landscape walk. This tree was found to be in a common area drainpipe in the amount of \$850.00.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
SEPTEMBER 11, 2023**

Ratification of Roof & Remediation Repair Proposals

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

- Work order 9381, Adco Roofing for roof repairs at 18941 Northern Dancer Lane in the amount of \$2,066.00
- Work order 9435, Adco Roofing for roof repairs at 18949 Pelham Way in the amount of \$3,507.00.
- Work order 9434, Adco Roofing for roof repairs at 18953 Pelham in the amount of \$3,092.00.
- Word Order 9436, Adco Roofing for roof repairs at 18984 Northern Dancer Lane, in the amount of \$3,507.00
- Work Order 660033, Freedom Restoration, for restoration at 18931 Northern Dancer Lane in the amount of \$8,920.17.

Ratification Emergency Concrete Pad Proposal

A motion was made, seconded, and unanimously carried to ratify approval for Concrete Hazard to pour back cement due to broken main line in the amount of \$1,875.00 located at 18982 Northern Dancer Lane. Motion carried.

Ratification Wooden Side Gate Proposal

A motion was made, seconded, and unanimously carried to ratify approval of the following proposals submitted by Amplex Group:

- Work Order 721160- to repair the wooden gate fence at 18934 Kentucky Downs Lane in the amount of \$1,100.00.
- Work Order 713847- to repair the wooden fence at 18944 Kentucky Downs Lane in the amount of \$1,100.00.

Insurance Renewal Proposals

This item has been postponed, while competitive proposals are obtained.

Holiday Lighting Proposal

A motion was made, seconded, and unanimously carried to approve Lights Express' proposal to install holiday lights per last year's setup in the amount of \$2,500. Motion carried.

Modify Pool/Spa Hours

A motion was made, seconded, and unanimously carried to approve modifying the pool/spa hours during winter to 8:00am-10:00pm starting in Fall 2023 - Spring 2024 in order to save on gas and electricity utilities. This decision was based on FOB pool access reports over the last 6 months. Motion carried.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
SEPTEMBER 11, 2023**

Enumerate Software-Board Signatures

A motion was made, seconded, and carried to accept the software update for electronic signatures on operating and reserve checks. Motion carried.

5-Year Fire Sprinkler Test Proposal

A motion was made, seconded, and unanimously carried to approve Fire Safety First proposal to perform the required 5-year fire sprinkler testing in the amount of \$14,875.00. Motion carried.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:52 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

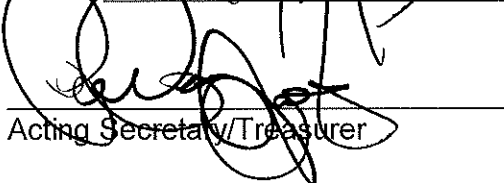


Chairman of the Meeting

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, September 11, 2023, as approved by the Chairman of the Meeting.

Dated: 10/10/23



Acting Secretary/Treasurer