

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
TUESDAY, OCTOBER 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 October 10, 2023, at 7:00 pm, Association clubhouse and via teleconference.

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

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

CALL TO ORDER The meeting was called to order at 7:06 PM by President, Lillian Franklin.

OPEN FORUM Fifteen (15) homeowners were present. Topics included: 4021 Balmoral erosion of golf course, parking rules, hillside trimming, tenants vs owners form for parking to be considered, driveway weeds, questions regarding roof projects and flashing sheet project and flashing project.

**CLUBHOUSE
COMMITTEE** A motion was made, seconded, and unanimously carried to appoint owner, Susan Delpit to the clubhouse committee for clubhouse reservations. Motion carried.

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to accept the September 11, 2023, Regular Session minutes. Motion carried.

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

Account Review
As of September 30, 2023, the operating account had a balance of \$115,753.59 and in the reserve/investment account had a balance of \$1,958,936.78.

LIEN FILING Lien(s)
Nothing at this time.

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**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs

A motion was made, second, and unanimously carried to approve change order #5 for \$22,814.94 for reimbursement of pulled City permits and weather/rodent site protection of affected areas in phase 3, 4, and 5. Motion carried.

SB326 Proposal(s)

This item has been postponed while Management secures alternate competitive proposals.

Draft Design Review Guidelines 2023

Management mailed out for 28-day comment period to the membership and will be added to the November agenda for adoption.

Draft Parking Guidelines 2023

Management mailed out for 28-day comment period and will be added to the November agenda for adoption.

Insurance Renewal Proposal

A motion was made, second, and unanimously carried to approve Farmers insurance renewal proposal effective 10/28/23-10/28/24 in the amount of \$67,615.00 and contingent upon discussing with mike Rey and underwriting.

**ARCHITECTURAL
SUBMITTALS**

A motion was made, seconded, and unanimously carried to deny 3984 Emerald Downs Drive ARC application as the board believes this type of work requires a City of Yorba Linda building permit, before HOA can approve.

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-VPL4533-23- per the September landscape monthly walk to replace any falling plant material in the amount of \$1,172.50.

Tile Roof Maintenance Proposal

A motion was made, second, and unanimously carried to approve Adco South Roofing to perform tile roof maintenance and cleaning in the amount of \$18,818.00.

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Ratification of Wooden Side Gate Proposals


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

- Work order #18942NDL-18942 Northern Dancer Lane, Amplex Group Services to repair the wooden gate fence in the amount of \$350.00.
- Work order #764024-18953 Pelham, Amplex Group Services to repair the interior drywall in the amount of \$1,750.00.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:06 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

DocuSigned by:

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 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 Tuesday, October 10, 2023, as approved by the Chairman of the Meeting.

Dated: 2/13/2024

DocuSigned by:

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 Acting Secretary/Treasurer