

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 13, 2023
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held November 13, 2023, at 7:00 pm, Association clubhouse and via teleconference.
- PRESENT** Bob Carson, Vice President
Richard Williamson, Treasurer
Jessie Jones, Secretary
Robert Powers, Member at Large
- ALSO,
PRESENT** Christie Alviso, StoneKastle Community Management, Inc.
- ABSENT** Lillian Franklin, President
- CALL TO ORDER** The meeting was called to order at 7:00 PM by President, Robert Carson.
- OPEN FORUM** Eleven (11) homeowners were present. Topics included: questions regarding comment period & implementation of parking rules to be followed, mail issues and concerns, solar energy system, mailboxes found open, new arrow locks on mailboxes, landscape concerns and v-ditch, building walls, porch light, trenching in porch areas and backyard.
- CLUBHOUSE
COMMITTEE** Nothing at this time.
- MINUTES** Regular Session
The Regular Session Meeting Minutes of October 10, 2023 postponed at this time.
- FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept the October 31, 2023, Financial Statement, subject to fiscal year end audit. Motion carried.
- Account Review
As of October 31, 2023, the operating account had a balance of \$98,469.54 and in the reserve/investment account had a balance of \$1,974,154.81.
- LIEN FILING** Lien(s)
Nothing at this time.

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**UNFINISHED
BUSINESS**

Update - Metal Sheeting Repairs

The Board updated the membership regarding the status of the project with vendor EDG, indicating that plans should be finalized at end of December or begin weeks of January 2024 to then submit to City of review for approval.

SB326 Proposal(s)

This item has been postponed while management pursues further competitive proposals.

Draft Design Review Guidelines 2023

A motion was made, second, and unanimously carried to approve the adoption of ARC Guidelines and replace the old 2018 version in the community handbook.

Draft Parking Guidelines 2023

This item has been postponed while the Board discussions further changes in Executive Session.

**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 in total of \$2,852.00:

- Proposal-VPL4533-23- per the October landscape monthly walk to replace any falling plant material in the amount of \$1,285.00
- Proposal-VPL5096-23- per the October Landscape walk to install straw waddle on slope behind 18955 Kentucky Downs in the amount of \$615.00.
- Proposal VPL5097-23- per the October Landscape walk to remove struggle Myoporum at 18932 Bold Ruler Way in the amount of \$952.00.

Ratify Lighting Maintenance Repair Proposals

A motion was made, second, and unanimously carried to ratify the following Three Phase Electric Proposals:

- TPE #SL-101223-A for \$700.00 to repair lighting issues at pool area and 18946 Kentucky Downs at address light.

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- TPE #12322 for \$360.00 to replace the lighting transformer due installation of ring camera at 18932 Pelham.

Ratify Painting of Fuel/Fire Pole Markers Proposal

A motion was made, seconded, and unanimously approved the Amplex Group Services proposals for painting of the fire fuel mode poles in common area landscape. Each post will cost \$24.00 each to paint. There are 15-poles and the total cost is \$350.00.

Storm Drain Filter Cleanout/Debris Screen Proposals

A motion was made, seconded, and unanimously carried to approve DownStreams to clean out the storm drains for \$2,445.00.00. The installation of inlet debris screen has been postponed at this time while an owner requested a walk before engaging a vendor.

Install LED Lighting in Clubhouse, Restrooms & Pump Room

A motion was made, second, and unanimously carried to approve Fullerton Electric Co. to replace current lighting with cost effective LED Lighting in the clubhouse, restrooms, and pump room.

Audit & Tax Engagement Proposal

A motion was made, second, and unanimously carried to approve Vanderpol CPA audit engagement proposal for FYE 12.31.23 in the amount of \$1,325.00.

Fire Lane Sign Proposal

A motion was made, second, and unanimously carried to approve Amplex Group Services proposals for the fire lane project in the amount of \$15,744.00 to include the following scope of work:

- Removal of signs and poles with base \$135.00 each
- Removal and installation of new signs on existing poles \$65.00
- Installation of pole and sign into ground in new placement \$168.00
- Stop Signs 30" \$88.00 each
- Fire Lane / No trespassing/ Mail parking signs \$88.00 Each

3-year Tree Trimming Plan Proposal 2024-2026

A motion was made, second, and unanimously carried to approve Villa Park Landscape 3-year tree trimming plan for 2024-2026 proposal #761 dated 9.20.23 in the total amount of \$51,055.00.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:15 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

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APPROVED

DocuSigned by:

Lillian Franklin

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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 Monday, November 13, 2023, as approved by the Chairman of the Meeting.

2/13/2024

Dated: _____

DocuSigned by:

Richard Williamson

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Acting Secretary/Treasurer