

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 17, 2024  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held January 17, 2024, at 7:00 pm, Association clubhouse and via teleconference.

**PRESENT** Lillian Franklin, President  
Bob Carson, Vice President  
Richard Williamson, Treasurer  
(Vacant), Secretary  
Robert Powers, Member at Large

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

**CALL TO ORDER** The meeting was called to order at 7:05 PM by President, Lillian Franklin.

**OPEN FORUM  
CLUBHOUSE** No homeowners were present.

**COMMITTEE** Committee Reports  
The Board approved the steam cleaning of clubhouse floors after decks are completed per the recommendation of the clubhouse committee chairperson.

Appointment of Clubhouse Committee Member  
A motion was made, second, and carried to approve to appoint Susan Powers. Robert Powers abstained from the motion.

**MINUTES** Regular Session  
The Board postponed the Regular Session Regular Session Minutes of October 10, 2023 and November 13, 2023 at this time.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the November 30, 2023, and December 31, 2023 Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review  
As of December 31, 2023, the operating account had a balance of \$126,800.74 + \$50,088.71 ICS and in the reserve/investment account had a balance of \$1,803, 904.34.

**LIEN FILING** Lien(s)  
Nothing at this time.

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
WEDNESDAY, JANUARY 17, 2024**

**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs

The Board updated the membership that EDG has yet to provided draft plans for City review of the project, but they are arranging an onsite inspection with City rep. This item has been postponed at this time.

SB326 Proposal(s)

A motion was made, second, and unanimously carried to approve EmpireWorks for 84 2<sup>nd</sup> story balconies to be inspected at \$232.76 each, totaling \$19,552.00 and 90 non-qualifying balconies at \$3,420.

Draft Parking Guidelines 2023

A motion was made, second, and unanimously carried to approve the draft 2023 parking guidelines as submitted to the membership, with minor correction of adding a check box to form and adding item #17 to rules to state failure to comply with the adopted parking rules will result in being called to a hearing where you may be assessed a fine.

**ARCHITECTURAL  
SUBMITTALS**

Nothing at this time.

**NEW BUSINESS**

Ratification of Roof & Remediation Repair Proposals

A motion was made, second, and unanimously carried to approve the following proposals submitted by Adco Roofing in the total amount of \$12,041.00:

- Work order #10096- 18932 Bold Ruler- tile roof repair 100sq ft. in the amount of \$3,085.00.
- Work order #10100- 18961 NDL- tile roof repair 150sq ft. in the amount of \$3,064.00.
- Work order 9890- 18988 NDL-tile roof repair 100 sq ft in. the amount of \$2,818.00
- Work order #10097- 18943 NDL- tile roof repair 100 sq ft. in the amount of \$3,074.00.

Ratify Spa Heater & Pump Replacement/Repairs

A motion was made, seconded, and unanimously approved to ratify the following Whittier Village Pools proposals in the total amount of \$2,295.77:

- Quote #115733 for \$596.88 to replace new heater bypass assembly and anoid.
- Quote #115732 for \$2358.89 to replace the spa pump motor.

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
WEDNESDAY, JANUARY 17, 2024**

Ratify Lighting Maintenance Repair Proposals

A motion was made, second, and unanimously carried to approve the following proposals submitted by Three Phase Electric:

- Proposal SLA-120423-A- to repair lights at 4003 Balmoral, 3945 Balmoral and to trouble shoot lights near the pool area in the amount of \$1,200.00.
- Proposal 12419- 18942 Pelham- to troubleshoot the lighting circuit from the transformation feeding the In/Op address light and replace the faulty transformer in the amount of \$551.00.
- Proposal 12524-Cost limited to continue troubleshooting to find the existing transformer feeding the low voltage address light fixture at the stated address int the amount of \$570.00.

Landscape Addition/Replacement/Upgrade Proposals

A motion was made, second, and unanimously carried to approve the following proposal submitted by Villa Park Landscape in the total amount of \$6,550.00:

- Proposal VPL1151-24-Tree removal due to damaged drain at 18933 Pelham. Drain line repair and tree removal in the amount of \$2,235.00.
- Proposal VPL1152-24- At 3981 Balmoral- removal large Melaleuca causing root damage and to replace with 1-24” Box Magnolia little Gem in the amount of \$2,135.00.
- Proposal VPL6097-23- per the December landscape walk in the amount of \$2,180.00.

Inspector of Election Proposals

A motion was made, seconded, and unanimously carried to approve Advanced Elections for independence inspector of elections for upcoming elections of membership in the amount of \$1,370.00 + postage.

Clubhouse Tech Refresh Proposal

A motion was made, second, and unanimously carried to approve refresh to clubhouse TV and Entertainment set up for easier use to clubhouse reservationists.

Solar Energy Policy 28-Day Comment & Adoption

This item has been postponed at this time while management submits comments to Associations legal counsel for review and counsel.

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
WEDNESDAY, JANUARY 17, 2024**

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:35 PM.

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

**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 Wednesday, January 17, 2024, as approved by the Chairman of the Meeting.

Dated: 2/13/2024

DocuSigned by:  
*Richard Williamson*  
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Acting Secretary/Treasurer