

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, FEBRUARY 12, 2024  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held February 12, 2024, at 7:00 pm, Association clubhouse and via teleconference.

**PRESENT** Lillian Franklin, President  
Richard Williamson, Treasurer  
Vacant, Secretary  
Robert Powers, Member at Large

**ABSENT** Bob Carson, Vice President

**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** There were 8 homeowners present to discuss: termite repairs incomplete, status on fire extinguisher certification, and status on flashing project.

**CLUBHOUSE  
COMMITTEE** Steam Cleaning of clubhouse floors after decks are completed.

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to accept the October 10, 2023, November 13, 2023, and January 17, 2023, Regular Session minutes. Motion carried.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the January 31, 2024, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review  
As of January 31, 2024, the operating account had a balance of \$137,411.47 + \$50,099.33 ICS and in the reserve/investment account had a balance of \$1,721,394.53.

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

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
MONDAY, FEBRUARY 12, 2024**

**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 an engineer and pulled permits for each of the buildings.

Solar Energy Policy 28-Day Comment & Adoption

This item has been postponed at this time while we await legal opinion as to the comments members submitted.

**ARCHITECTURAL  
SUBMITTALS**

18944 Spectacular Bid Lane

A motion was made, second, and unanimously carried to ratify approval for the following homes:

- 18944 Spectacular Bid Lane- Improvement renovations to floor, electrical, and Ring/Nest doorbell, per the submitted application with conditions.

**NEW BUSINESS**

Appointment of Inspector(s) of Election

A motion was made, second, and unanimously carried to approve appointing Susan Cash, Trisha Kligerman, Lisa Barr, and Melissa Teeling as inspectors of election in April 2024.

Tile Project Inside Pool Area Proposal

A motion was made, second, and unanimously carried to approve Saric Pro Builders proposal to remove existing finish on tiles, clean, and apply stain in the amount of \$5,150.00.

Ratify Replacement of Fire Riser Manifold

A motion was made, second, and unanimously carried to ratify approval for Fire Safety proposal to replace the riser manifold with a new pipe, install a new waterflow switch, replumb main drain and install new gauge to a faulty system, in the amount of \$5,825.00.

Discussion to Install Smoke/Heat Sensors at Clubhouse

A motion was made, seconded, and unanimously carried to approve to inquire if Fire Safety can install a smoke/heat sensor as backup to the water flow alarm system in the kitchen and water heater hear sensor. If so, request a proposal.

Ratify Water Damage Mitigation Proposal(s)

A motion was made, seconded, and unanimously carried to ratify approval for water damage mitigation for 18932 by Flood Pro in the amount of \$3,412.86. Motion carried.

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION MEETING MINUTES  
MONDAY, FEBRUARY 12, 2024**

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:52 PM.

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

**APPROVED**

DocuSigned by:  
*Lillian Franklin*  
C2B7E9C37AC844F...  
\_\_\_\_\_  
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, February 12, 2024, as approved by the Chairman of the Meeting.

Dated: 4/19/2024  
\_\_\_\_\_

DocuSigned by:  
*Richard Williamson*  
217BC888D75D463...  
\_\_\_\_\_  
Acting Secretary/Treasurer