

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, MARCH 11, 2024  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held March 11, 2024, 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 7:05 PM by President, Lillian Franklin.

**OPEN FORUM** Twelve (12) homeowners were present. Topics included: parking questions, concerns regarding paint color schemes, owner water meter leak, parking rules policy being e-blasted, repairs to extinguisher boxes and termite repairs performed.

**CLUBHOUSE  
COMMITTEE** Suggestions for Clubhouse Guidelines by Committee  
This item has been postponed at this time.

**MINUTES** Regular Session  
The Regular Session meeting minutes of February 12, 2024 have been postponed at this time.

**FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the February 29, 2024, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review  
As of February 29, 2024, the operating account had a balance of \$127,633.05 + \$64,964.11 and in the reserve/investment account had a balance of \$1,635,523.29.

**LIEN FILING** Lien(s)  
A motion was made, second, and unanimously carried to approve to lien the following accounts:

- 1742110231
- 174216570

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**UNFINISHED  
BUSINESS**

Update - Metal Sheeting Repairs

This item has been postponed at this time while the Board updated the membership that the city requirements are to rebuild to current building codes.

Solar Energy Policy 28-Day Comment & Adoption

This item has been postponed while the Board awaits legal counsels' response.

**ARCHITECTURAL  
SUBMITTALS**

18955 Kentucky Downs

A motion was made, seconded, and unanimously carried to approve

homeowners' architectural application to install vinyl plank flooring and to return ARC application fee back to unit owner.

**NEW BUSINESS**

Ratify Roof Repair Proposals

A motion was made, seconded, and unanimously carried to approve the following proposal submitted by Adco South Roofing in the total amount of \$35,615.00:

- 3966 Emerald Downs-\$2,750.00
- 3984 Emerald Downs-\$4,869.00
- 4041 Balmoral Dr.-\$2,691.00
- 4042 Emerald Downs-\$3,323.00
- 4044 Emerald Downs \$2,705.00
- 18932 Northern Dancer Ln-\$2,920.00
- 19835 Kentucky Downs-\$3,323.00
- 18969 Pelham Way-\$2,961.00
- 18932 Bold Ruler- \$3,000.00
- 18936 Pelham Way-\$2,475.00
- 18965 Pelham Way-\$4,598.00

Ratify Roof Water Damage Mitigation & Build Back Proposal(s)

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

- Flood Pro for restoration at 18932 Bold Ruler for \$4,688.99.
- Freedom Restoration for restoration at 18936 Pelham for \$2,059.35.

Ratify Plumbing Repair Proposals & Hydro Jetting Proposal

A motion was made, seconded, and unanimously carried to approve Splash Plumbing's plumbing repairs in the amount of \$2,719.55 in the downstairs unit at 18945 Pelham that was caused by upstairs unit. The Board directed management to advise the upstairs unit that the HOA will assume cost as a courtesy, since

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the HOA did not know at the time the line was exclusive to the upstairs unit. Moving forward it will be the unit owner's responsibility upstairs to annually have the line hydro jetted and any repairs to drywall must be included at unit owners' sole expense and according to HOA standards.

Ratify Replacement of Clubhouse Water Heater Proposal

The Board was provided with Splash Plumbing proposal to replace the aged clubhouse water heater that shows severe corrosion and may pose potential water damage soon for \$2,162.00 or repair the heater for \$985.07.

A motion was made, seconded, and unanimously carried to approve Splash Plumbing's proposal to replace the clubhouse water heater located in the pump pool room for \$2,162.00.

Homeowner Correspondence(s)

The Board reviewed the questions submitted from 3964 Emerald Downs and 4041 Balmoral Dr and determined that no Board action required at this time.

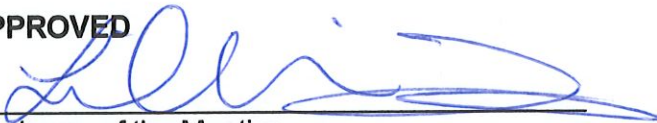
Discussion ARC Notice for New Buyers

This item has been postponed at this time while the Board drafted a copy of a new welcome letter.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:21 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, March 11, 2024, as approved by the Chairman of the Meeting.

Dated: 13 MAR 2024

  
Acting Secretary/Treasurer