

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, APRIL 18, 2024  
MINUTES**

- NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held April 18, 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** Three (3) homeowners present to discuss: parking rules questions, car wash legal opinion, draft minutes, painting concerns.
- CLUBHOUSE  
COMMITTEE** Nothing presented to the Board at this time.
- MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to approve the February 12, 2024, Regular meeting session. Motion carried.  
  
The March 11, 2024 meeting minutes are postponed at this time.
- FINANCIAL  
INFORMATION** Financial Statement  
A motion was made, seconded, and unanimously carried to accept the March 31, 2024, Financial Statement, subject to fiscal year end audit. Motion carried.  
  
Account Review  
As of March 31, 2024, the operating account had a balance of \$131,676.40 + \$71,548.78 and in the reserve/investment account had a balance of \$1,545,203.77.
- LIEN FILING** Lien(s)  
Nothing presented to the Board at this time.

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Reserve Tax Payment 4/15/24

The Board resolved since the return on investments go to reserves the federal and state tax will be paid out of reserves account.

**UNFINISHED  
BUSINESS**

Update – Building Grading Defect

EDG & RE Construction saw first-hand where owners were allowed to place hardscape and not city approved per building code.

Solar Energy Policy 28-Day Comment & Adoption

This item has been postponed until the May meeting.

Discussion Welcome/ARC Notice for New Buyers

A motion was made, seconded, and unanimously carried to approve the draft copy of a new welcome letter for new members.

**ARCHITECTURAL  
SUBMITTALS**

18955 Kentucky Downs

A motion was made, second, and unanimously carried to ratify approval of ARC application to install hard surface flooring, per the application submitted.

**NEW BUSINESS**

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

A motion was made, seconded, and unanimously carried to approve the following proposal for water damage and build back in the amount of \$16,845.52:

- 18932 Bolder Ruler Way- Repair cost-\$4,152.62, by Flood Pro
- 18951 Kentucky Downs- Repair cost \$5,648.37 by JGB
- 18953 Kentucky Downs- Repair cost-\$1,714.34 by JGB
- 4041 Balmoral Drive- Repair cost of \$3,348.06 by Freedom Restoration
- 4043 Balmoral Drive- Repair Cost \$1,982.31 by Freedom Restoration

Ratify Lighting Repairs/ Bulk Light Bulb Proposal(s)

A motion was made, seconded, and unanimously carried to approve the following proposal submitted by Three Phase Electric in the amount of \$3,890.00:

- Estimate #12759 for \$1,240.00 to repair the address light fixture at 18942 Pelham.
- Estimate #SL-032624-A for \$800.00 to repair address sign at 4001 Balmoral & wall mount at 18952 Pelham.
- Estimate #12763 for \$1,850.00 to purchase 100 additional led lamps to keep onsite in the Association clubhouse. This

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allows the Association to obtain bulk rate pricing to save money.

Reserve Study Proposals

A motion was made, seconded, and unanimously carried to approve the Association Reserves 3-year loyalty program for a total amount of \$2,162.00 or approximately \$720.00 annually for three years. Motion carried.

Storm Drain Filter Report-Discussion

No action at this time the Board is awaiting the report and recommendations.

Draft Audit Fiscal Year Ending 12/31/2023

A motion was made, seconded, and unanimously carried to approve the draft audit submitted by VanDerPol Company for fiscal year ending 12/31/2023. Motion carried.

Landscape Repair/Replacement/Addition Proposals

A motion was made, second, and unanimously carried to approve the following proposal submitted by Villa Park Landscape in the total amount of \$6,930.00:

- March Walk-VPL2055-24-to install plant material where its bare or dead in common area landscape for \$960.00.
- Straw Wattle-VPL2501-24-to install straw wattle near beach drains on slope by 18977 Pelham, 18947 Pelham, 198933 Pelham, 18955 Kentucky Downs, 18935 Kentucky Downs, & 18943-18957 Kentucky Downs for \$5,970.00

Homeowners Correspondence(s)

The Board reviewed 4041 Balmoral question and determined no Board response or action was required.

The Board reviewed the owners request for interior content damage reimbursement at 18936 Pelham. The Board postponed the request until further investigation can be made as to the claim.

Electric Vehicle Charging Station (EVCS) Policy 28-Day Comment & Adoption

This item has been postponed until the May meeting.

**ADJOURNMENT**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:11 PM.

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

**APPROVED**

  
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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, April 18, 2024, as approved by the Chairman of the Meeting.

Dated: 13 MAY 2024

  
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Acting Secretary/Treasurer