

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, MAY 13, 2024
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held May 13, 2024, at 6:00 pm, Association clubhouse and via teleconference.

PRESENT Lillian Franklin, President
Robert Carson, Vice President
Richard Williamson, Treasurer
Taryn Martin, Secretary
Robert Powers, Member at Large

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

CALL TO ORDER The meeting was called to order at 6:04 PM by President, Lillian Franklin.

**DIRECTOR
APPOINTMENT
VACANCY** A motion was made, seconded, and unanimously carried to appoint owner Robert Powers to the vacant position to serve out the remaining one (1) year term.

**ORGANIZATIONAL
MEETING** A motion was made, seconded, and carried to elect the following officers.

Lillian Franklin, President
Robert Carson, Vice President
Richard Williamson, Treasurer
Taryn Martin, Secretary
Robert Powers, Member at Large

OPEN FORUM Eight (8) homeowners present to discuss: recent election, paint concerns, tree trimming, parking concerns, and sprinkler concerns.

**CLUBHOUSE
COMMITTEE** Nothing presented to the Board at this time.

MINUTES Regular Session
A motion was made, seconded, and carried to approve the March 11, 2024, and April 18, 2024, Regular Session meeting minutes. Motion carried. Director, Taryn Martin abstained.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MAY 13, 2024**

**FINANCIAL
INFORMATION**

Financial Statement

A motion was made, seconded, and unanimously carried to accept the April 30, 2024, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review

As of April 30, 2024, the operating account had a balance of \$144,392.01 + \$71,563.48 in the ICS account and in the reserve/investment account had a balance of \$1,490,039.09.

LIEN FILING

Lien(s)

Nothing presented to the Board at this time.

**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 June meeting.

Storm Drain Filter Report - Discussion

The Board was provided with the Down Streams storm drain filter report. Management has requested a recommended repair proposal as a result of the report. Management is awaiting the report from vendor.

Homeowner Correspondence(s)

18936 Pelham - unit owner looking for reimbursement in the amount of \$800.00 as a result of a roof leak. Seeking reimbursement for prime, paint, reattaching ceiling fan, and restoration of furniture. Management reached out to the Association roofer to discuss repairs made to the roof. A motion was made, seconded, and unanimously approved to decline reimbursement as a result of the roofing vendor provided documentation that repairs to units roof were all different areas of the roof.

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

This item has been postponed until the June meeting.

**ARCHITECTURAL
SUBMITTALS**

Nothing at this time to report.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MAY 13, 2024**

NEW BUSINESS Landscape Repair/Replacement/Addition Proposals

A motion was made, seconded, and unanimously carried to approve the following proposal submitted by Villa Park Landscape in the total amount of \$515.00:

- Proposal # VPL2792-24 – to install plant material where it's bare or dead in common area landscape at 18932 Northern Dancer Lane for \$515.00.

Construction Defect - Ratify Engineering Design Group CASp Assessment Report Proposal

A motion was made, seconded, and unanimously carried to approve EDG proposal to perform a CASp Assessment and Prepare a Report for \$3,500 due to the existence of elevators in some of the units the city has required a CASp assessment be performed of existing/proposed site improvements.

Clubhouse Refrigerator Replacement - Discussion

This item has been postponed until the June meeting while Director Richard looks into refrigerator options replacement.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:17 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, May 13, 2024, as approved by the Chairman of the Meeting.

Dated: 06/10/2024

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, MAY 13, 2024**



Acting Secretary/Treasurer