

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, JUNE 10, 2024
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held June 10, 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 7:00 PM by President, Lillian Franklin.

OPEN FORUM (11) Eleven homeowners present. Topics included: Slope, parking enforcement, Pine tree, election process questions, paint concerns, tile in kitchen needs to be cleaned, clubhouse use.

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

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to approve the May 13, 2024, Regular Session meeting minutes, with amendments. Motion carried.

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

Account Review
As of May 31, 2024, the operating account had a balance of \$162,237.47 + \$71,578.49 in the ICS account and in the reserve/investment account had a balance of \$1,472,981.49.

LIEN FILING Lien(s)
Nothing presented to the Board at this time.

**UNFINISHED
BUSINESS** Construction Defect Repairs Project-Update
Nothing at this time.

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Solar Energy Policy 28-Day Comment & Adoption

Management resent to legal counsel for additional review and feedback. Awaiting legal review.

Storm Drain Filter Report - Discussion

Awaiting report, Management has followed up 3 times.

Clubhouse Refrigerator Replacement

CTS-refrigerator options- \$1,580.00.

**ARCHITECTURAL
SUBMITTALS**

Nothing at this time to report.

NEW BUSINESS

Ratify Storm Drain Curb Inlets Debris Screen Proposals

A motion was made, seconded, and carried to approve CatchBasinFilter proposal dated October 18th to install 9 out of 19 curb inlets debris screens in the amount of \$9,098.00.

Ratify Roof Repair Proposal

A motion was made, seconded, and unanimously carried to approve the following proposals submitted by Adco Roofing

- Work order #11565 for \$2,637.00 to repair 100sq of roof tile
- Work order #11564 for \$2,637.00 to repair 100sq of roof tile
- Work order #11740 for \$3,982.00 to repair 350sq of roof tile.

Ratify Pavers at Mailbox Area Proposal

A motion was made, seconded, and carried to approve Amplex Group Services proposal dated 5/9/23 to repair the pavers that pose a trip/fall hazard at the mailbox area, in the amount of \$3,150.00.

Ratify Light Repair Proposal

A motion was made, seconded, and unanimously carried to approve Three Phase Electric proposal# SL-053024-A for \$400.00 to repair the mushroom light next to the clubhouse.

2024 Annual Fire Extinguisher Maintenance-Additional Services Proposals

A motion was made, seconded, and unanimously carried to approve the following proposals submitted by Fire Safety:

- Perform annual maintenance on (107) fire extinguishers. 6 years on (69) fire extinguishers and

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Hydrotest (38) fire extinguishers replace (11) 5# ABC fire extinguishers.

- Provide and install (1) 1-3/4G water mist fire extinguisher and (1) 5# ABC fire extinguisher with Cabinet (818A)

5-Year Fire Sprinkler Test (Title 19) Proposal

A motion was made, seconded, and unanimously carried to approve Fire Safety First proposal to perform the common area testing and 5-year internal condo inspection for \$21,945.00.

San Lorenzo's Landscape Maintenance Agreement- Black Gold Grant Easement Proposal

A motion was made, seconded, and unanimously carried to approve San Lorenzo Black Gold Course landscape maintenance proposal for \$25,799.00 annually.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:43 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 Monday, June 10, 2024, as approved by the Chairman of the Meeting.

Dated: 8/1/2024

Signed by:

[Signature]

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Acting Secretary/Treasurer