

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MONDAY, JULY 8, 2024  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held July 8, 2024, at 7:00 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 7:14 PM by President, Lillian Franklin.

**OPEN FORUM** (18) Eighteen homeowners were present. Topics included: back balcony doors not paint with blisters, many doors on buildings remain unpainted, parking concerns, damages of items caused by painters, reservation of clubhouse questions, status construction defect and start date, insurance concerns, pool area cleaning, and plastic on buildings are starting to fail.

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

**MINUTES** Regular Session  
A motion was made, seconded, and unanimously carried to approve the amended June 10, 2024, Regular Session meeting minutes. Motion carried.

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

Account Review  
As of June 30, 2024, the operating account had a balance of \$157,727.36 + \$71,593.37 and in the reserve/investment account had a balance of \$1,471,981.49.

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**LIEN FILING**

Lien(s)

Nothing presented to the Board at this time.

**UNFINISHED  
BUSINESS**

Construction Defect Repairs Project - Update

EDG has submitted the CASp Report dated 7/1/24 to the City of YL on 7/2/24. RE Construction will follow up with Jim at City of YL Planning Department after the 4th of July holiday. Hopefully the Association can get started by the month end.

Solar Energy Policy 28-Day Comment & Adoption

Associations legal counsel provided responses as to prohibiting leased solar energy systems in the policy. The Board determined there are still concerns regarding the policy and need to discuss further.

Storm Drain Filter Report - Discussion

A motion was made, second, and unanimously carried to approve DownStreams Services, Inc. quote #00004463 for a (2) man crew to replace missing media pack in inlet #4 and replace missing filter in inlet #10 in the amount of \$1,947.87.

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

The Board determined they are concerned regarding the request to have owners file this project against their deeded property, which appears to be an additional unnecessary cost.

**ARCHITECTURAL  
SUBMITTALS**

18939 Pelham Way

A motion was made, second, and unanimously carried to ratify approval of homeowners' architectural application to replace garage door, per the submitted specifications and with the condition unit owner provides completed photo.

**NEW BUSINESS**

Homeowner Correspondence(s)

Management provided the Board correspondence from homeowner regarding conditions of pool over weekend and feedback on to adjust current pool service. The Board reviewed the homeowners' concerns and plan to discuss further.

2nd Clubhouse Camera Proposal

A motion was made, second, and unanimously carried to approve ADT camera system for upfront install at \$282.00 18/monthly monitoring fee of \$64.09 and installing 2 signs at the pool area regarding 24-hour video surveillance for \$7.95, as a result of vandalism and use of pool during after-hours.

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Pool Area Spa Seating Rehab Tiles Proposal

A motion was made, second, and unanimously carried to approve Saric Pro Builder's proposal in the amount \$5,150.00 + option 2 for \$1,900.00, with the condition to remove the stain out of both sections of the proposal and resubmit for rehab of tile in the pool area.

Additional Pool Security Measure Proposal

This item has been postponed awaiting vendor EmpireWorks proposal.

Palm Tree Trimming Proposal

A motion was made, seconded, and carried to approve the Villa Park Landscape's palm tree trimming proposal #VPL3756-24 in the amount in the amount of \$3,445.00.

Landscape Replacement

A motion was made, second, and unanimously carried to approve the following landscape proposals submitted by Villa Park Landscape:

- VPL3517-24 for \$1,722.50 to replace/upgrade plant material per the June landscape walk.
- VPL3819-24 for \$4,072.50 to replace/upgrade plant material per the July landscape walk.
- VPL3820-24 for \$2,587.50 to replace the dying lantana on slope between NDL and Pelham per July walk.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:40 PM.

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

**APPROVED**

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Chairman of the Meeting

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**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, July 8, 2024, as approved by the Chairman of the Meeting.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Acting Secretary

DRAFT