

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, AUGUST 12, 2024
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held Monday, August 12, 2024, at 7:00 pm, Association clubhouse and via teleconference.

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

ABSENT Taryn Martin, Secretary

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

CALL TO ORDER The meeting was called to order at 7:18PM by President, Lillian Franklin.

OPEN FORUM (11) Eleven homeowners were present. Topics included: back balcony doors not painted 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, and pool area cleaning,

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

MINUTES Regular Session
A motion was made, seconded, and unanimously carried to approve the July 8, 2024, Regular Session meeting minutes. Motion carried.

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

Account Review
As of July 31, 2024, the operating account had a balance of \$143,869.69 + \$91,859.01 in the ICS account and in the reserve/investment account had a balance of \$1,505,741.76.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, AUGUST 12, 2024**

LIEN FILING

Lien(s)

Nothing presented to the Board at this time.

**UNFINISHED
BUSINESS**

Construction Defect Repairs Project - Update

The Board provided the following update to the membership regarding the status of the project with vendor EDG and RE Construction. On 8/9 Management received a copy of the City of YL Building Department approved building and grading plans. A full completed link is available for download (105MB) upon request.

Director Richard extracted 4 pages that he believes are of greatest interest and the homeowners. There will be a repair restart planning meeting scheduled soon with Engineers and Express Reconstruction staff to get the project moving forward again. There is a planned cost increase depending on construction trades and costs have risen 5-20 percent in the last year. Additionally, the City has required additional scope of work to clear 45 residential building permits to correct the Shea Homes violation of 2001 State Building Code and 2005/2006 City Building permits that is beyond the original contract and will have to be priced for the Associations review and approval. The Board to provide updates the membership regarding the status of the project with vendor EDG and RE Construction.

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 with Associations legal counsel.

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

Management provided legal counsel comments regarding recording a deed for such a project. It appears to be another unnecessary cost to record a deed, especially if the Association is already requesting a pulled permit be filed. Management has made a request to also discuss this further during the Solar Energy Policy System with Associations legal counsel. This item has been postponed at this time.

Additional Pool Security Measure Proposal

Management requested a proposal from EmpireWorks on installing a deterrent on the pool exit gate column area to prevent unwanted trespassers or access during after-hours. This item has been postponed while the Board awaits proposal from vendor.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, AUGUST 12, 2024**

**ARCHITECTURAL
SUBMITTALS**

3966 Emerald Downs Dr.

A motion was made, seconded and unanimously carried to ratify the resubmittal of ARC application to renovate bathroom and flooring. However, the owner determined to remove flooring to hard surface flooring from application.

NEW BUSINESS

Homeowner Correspondence(s)

Management provided the Board with the following homeowner correspondences below. The Board reviewed the owner's comments and concerns about implementation of policies for clubhouse, pool and BBQ area. The Board suggests arranging a committee meeting to go over each of the policies.

Ratify Roof Leak Remediation & Reconstruction Proposals

Management provided the Board with proposals to repair areas of the interior units as a result of a roof leak from Freedom Restoration. A motion was made, seconded, and unanimously ratified approval of the proposals noted below totaling \$9,964.40.

- Freedom Restoration: 18984 NDL – restoration to unit for a total amount of \$2,978.34
- Freedom Restoration: 18984 NDL – reconstruction to unit for a total amount of \$3,491.69.
- Freedom Restoration: 4003 Balmoral Dr. – mold remediation to unit in the total amount of \$3,494.37.

Ratify Bee Treatment & Hive Removal Proposals

Management provided the Board with proposals from Animal Pest Control to treat and remove bee hives from Association maintain areas of the roof not to exceed the total amount of \$ 3,200.00. A motion made, seconded, and unanimously ratified approval of the proposals below.

- 18943 KD – treatment and removal of beehive in the total amount of \$1250-\$1600. Adco was dispatched to make any necessary repairs to return back to original condition.
- 3984 ED – treatment and removal of beehive in the total amount of \$1250-\$1600. Adco was dispatched to make any necessary repairs to return back to original condition.

Ratify Bird Exclusion Proposal

A motion was made, seconded and unanimously carried to ratify the approval of Accurate Pests proposal to treat for ectoparasites, remove and dispose of the bird's nest and clean excreted matter for \$651.00.

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, AUGUST 12, 2024**

Ratify Pool Pump Replacement Proposal

A motion was made, seconded and unanimously carried to ratify the approval of proposal #125832 from Whittier Village Pools to replace the failed pool pump in the amount \$2466.64.

Ratify Wooden Gate Repair Proposal

A motion was made, seconded and unanimously carried to ratify the approval of the proposal w/o #919927 from Amplex to replace the existing wooden fence and rebuild a new frame on the fence door, then reinstall and paint in the amount \$900.00.

BBQ & Clubhouse Exterior Security Lighting Proposal

A motion was made, seconded and unanimously carried to ratify the approval of the proposal date July 12, 2024 / #11986 to install motion activated and timed exterior BBQ & Clubhouse Security Lighting in the amount \$4,858.28.00.

Non-Renewal of Association Master Insurance Package Policy & Umbrella Policy

Management provided the Board with copies of Farmers Insurance non-renewal correspondence. The Board may want to provide status to the membership as to the next steps to be taken and what this might involve.

SB326 – Certification / Inspection Report / Repairs Proposal

The Board determined to postpone the approval of EmpireWorks proposal post SB326 inspection repairs, until alternative proposals can be obtained.

Roofing Report and Replacement Proposal

The Board was provided in Executive Session the Khatri's Phase 3 Construction Management Proposal for \$9,600 for roof replacement and the final inspection report. This item has been postponed at this time.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:32 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED

DocuSigned by:

Lillian Franklin

Chairman of the Meeting

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION MEETING MINUTES
MONDAY, AUGUST 12, 2024**

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, August 12, 2024, as approved by the Chairman of the Meeting.

Dated: 9/11/2024

DocuSigned by:
Richard Williamson
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Acting Secretary