

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MONDAY, SEPTEMBER 9, 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, September 9, 2024, at 7:00 pm, Association clubhouse and via teleconference.

PRESENT Lillian Franklin, President
Robert Carson, Vice President
Richard Williamson, Treasurer
Taryn Martin, Secretary

ABSENT Robert Powers, Member at Large

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

CALL TO ORDER The meeting was called to order at 7:14PM by President, Lillian Franklin.

OPEN FORUM (10) Ten homeowners were present. Topics included: van on upper Balmoral, newsletters, parking notices, homeowner meeting with membership, architect vendor, insurance questions, kill vegetation sidewalk to driveway, and worried about young coyotes entering into the community.

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

MINUTES Regular Session
A motion was made, seconded, and carried to approve the August 12, 2024, Regular Session meeting minutes. Director Taryn abstained due to being absent. Motion carried.

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

Account Review
As of August 31, 2024, the operating account had a balance of \$144,880.51 + \$100,419.50 in the ICS account and in the reserve/investment account had a balance of \$1,492,747.05.

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LIEN FILING

Lien(s)

Nothing presented to the Board at this time.

**UNFINISHED
BUSINESS**

Construction Defect Repairs Project - Update

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 provides updates to the membership regarding the status of the project with vendor EDG and RE Construction.

Solar Energy Policy 28-Day Comment & Adoption

Management provided to the Board in May Board packet. Associations legal counsel submitted correspondence regarding removal of leased solar energy systems. Although legal opinion was provided boards comments, legal counsel would like to discuss with Director Lillian and Richard. Management has made a 2nd attempt to arrange a call with legal counsel. Awaiting legal counsel correspondence.

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

Management provided legal counsel comments regarding recording a deed for such a project. The Association believes it to be another unnecessary cost to record a deed, especially if the Association is already requesting a pulled permit be filed. Management has made the request to also discuss this further with legal counsel during the Solar Energy Policy System. Awaiting legal counsel correspondence.

Additional Pool Security Measure Proposal

A motion was made, seconded and unanimously carried to approve Villa Park Landscapes proposal to install 5 pyracanthas in the amount of \$450.00 (\$90.00 each 15-gallon shrub).

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SB326 – Certification/Inspection Report/Repairs Proposal
Item has been postponed. Precision Painting to bid.

Roofing Report and Replacement Proposal
Item has been postponed at this time.

**ARCHITECTURAL
SUBMITTALS**

4007 Balmoral Dr

A motion was made, seconded and unanimously carried to deny the application to install exterior balcony awnings, as a result that an EV Charger permit was attached to this application and owner to complete and return a proper ARC application.

NEW BUSINESS

Homeowner Correspondence(s)

Management provided the Board with correspondences from homeowners.

1. Larry – regarding a neighboring unit owners continuous Gardner parking concerns and missed landscape walks. The Association has only missed the September Walk as a result of following an extended holiday weekend and conflicts in schedules. The owner is concerned about Associations process of enforcement. Suggest that the owner provide addresses of any violation of concerns.
2. Susan Cash – regarding interest in draft or revising of policy for pool and BBQ area. Board will propose dates as soon as time permits.

Holiday Lighting Proposals

A motion was made, seconded, and unanimously carried to approve Light Express's proposal in the amount of \$2,500.00 to install holiday lights at entrance area trees (14) and draped lighted garland on monument.

Mailbox Pedestal Trim Repairs Proposal

A motion was made, seconded, and unanimously carried to approve Ridgeline Construction Group's proposal in the amount of \$1,162.00 to remove 4 damaged pedestal trims from 2 mailboxes and replace them with new wood, then prime and paint all new wood.

Community Wide Wrought Iron Inspection Report/Scope/Repairs & Painting

Item has been postponed at this time.

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Community Wide Annual Tile Roof Maintenance Proposal

A motion was made, seconded and unanimously carried to approve Adco Roofing South's proposal in the amount of \$19,000.00 for annual roof maintenance and cleaning.

Ratify Roof Interior Damage Proposal

A motion was made, seconded and unanimously carried to ratify the approval of Freedom Restoration's proposal in the amount of \$3,700.68 to restore the interior unit at 4003 Balmoral as a result of a roof leak.

Ratify Lighting Repair Proposal(s)

A motion was made, seconded and unanimously carried to ratify the approval of Three Phase Electric's proposals totaling \$2,895.00:

- Log #SL-090324-A not to exceed \$2,350.00.
- Quote #13263 for \$545.00.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:02 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, September 9, 2024, as approved by the Chairman of the Meeting.

Dated: 11/24/2024

Signed by:
[Signature]
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Acting Secretary