

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, OCTOBER 16, 2024  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held October 16, 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

**ABSENT** None

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

**CALL TO ORDER** The meeting was called to order at 7:41PM by President, Lillian Franklin.

**OPEN FORUM** (10) Ten homeowners were present. Topics included: fire sprinkler replacements, budget concerns and stucco updates.

**CLUBHOUSE  
COMMITTEE** Missing swifter refills are needed and the swifter mop was never ordered. Management was directed to delivered to Director, Richard.

**MINUTES** Regular Session  
A motion was made, seconded, and carried to approve the September 9, 2024, Regular Session meeting minutes. Motion carried.

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

Account Review  
As of September 30, 2024, the operating account had a balance of \$100,456.42 + \$116,592.14 in the ICS account and in the reserve/investment account had a balance of \$1,510,152.93.

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

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APN# 931-821-65 Approved to proceed with foreclosure if payment is not in full by October 31st.

**UNFINISHED  
BUSINESS**

Construction Defect Repairs Project - Update

RE Construction was out Monday, 10/14, to re-start the repairs for the stucco and flashing repairs on Pelham Way, addresses listed below. They have also called for final inspection for the completed work. They will be on-site most of the day. They will also address the plastic issues from management's previous email. Depending on the inspection process the work may take up to 30 days due to curing time with the stucco. Re Construction has spoken with the city inspector on using a rapid set stucco product but that needs to be confirmed with Jim Sowers who has been on vacation. If this is possible the work would only take 14 working days.

Work Locations are as follows: 18930, 18933, 18940, 18943, 18950, 18953, 18960, 18963, and 18977 - Pelham Way

Final Inspections: Between 9-11am

18932 Northern Dancer, 18942 Northern Dancer, 18952 Northern Dancer, 18962 Northern Dancer, 18972 Northern Dancer, 18982 Northern Dancer, 18971 Northern Dancer, 18961 Northern Dancer, 18951 Northern Dancer, 18941 Northern Dancer, 18931 Northern Dancer, 4041 Balmoral, 4021 Balmoral, 4001 Balmoral, 3981 Balmoral, 3961 Balmoral, & 3941 Balmoral.

Solar Energy Policy 28-Day Comment & Adoption

In May Management provided to the Board in the Board packet. Associations legal counsel submitted correspondence regarding removal of leased solar energy systems. Although legal opinion was provided with the 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 following the August zoom meeting.

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 following the August zoom meeting.

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SB326 – Certification/Inspection Report/Repairs Proposal  
Item has been postponed. Management awaiting proposals.

Roofing Report and Replacement Proposal  
Item has been postponed at this time based on budget constraints.

Community Wide Wrought Iron Inspection Report/Scope/Repairs & Painting Proposal  
Item has been postponed at this time based on budget constraints.

**ARCHITECTURAL  
SUBMITTALS**

Ratify Approvals

A motion was made, seconded and unanimously carried to approve to ratify the following Architectural applications, per the submitted plans:

- 18932 Bold Ruler Way - garage door replacement.
- 18953 Kentucky Downs - replace front door lock with keyless entry.
- 19862 Pelham Way - installation of hard surface flooring due to medical health conditions.
- 4007 Balmoral Drive - retro-active ARC application to install awing shades on balcony patio to protect windows from golf balls and direct sun.

**NEW BUSINESS**

Ratify Building LED Bulb Stock Proposal

A motion was made, seconded and unanimously carried to approve to ratify Three Phase Electric's proposal #13375 in the amount of \$1,850.00 to replenish the onsite bulb stock for the HOA community.

Ratify Utility Closet Door Repair Proposal

A motion was made, seconded, and unanimously carried to approve to ratify Amplex Building services proposal #977383 in the amount of \$80.00 to repair the utility closet located at 18964 Northern Dancer Lane.

Clubhouse/Pool Area Pressure Washing Proposal

A motion was made, seconded, and unanimously carried to deny the following below Amplex Building Services bids until Spring and request vendor provide cleaning proposal on cleaning the BBQ and BBQ areas.

- Proposal dated 10.16.24 to pressure wash BBQ area, front of restrooms, sidewalk in front of parking spaces for \$800.00.

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- Proposal dated 10.16.24 to deep clean the clubhouse restrooms for \$250.00.

Common Area Bulb Valve and Pressure Regular Proposal

A motion was made, seconded and unanimously carried to approve Splash Plumbing's proposal in the amount of \$1,027.00 to repair the leaking ball valve at clubhouse showers.

Landscape Removal/Replacement/Additions Proposal

A motion was made, seconded and unanimously carried to approve the Villa Park Landscape proposal #VPL4948-24 in the amount of \$1,120.00 to replace steppingstones with larger ones.

A motion was made, seconded and unanimously carried to deny Concrete Hazard Proposal 7.7.23 in the amount of \$2,65.00 to replace walkway path with concrete.

The Villa Park Landscape proposal #VPL5383-24 has been postponed for the Board to reconsider in Spring.

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A motion was made, seconded and unanimously carried to approve the Villa Park Landscape proposal #VPL5484-24 in the amount of \$4,652.50, with the condition that the item in the amount of \$25.00 from proposal #VPL5383-24 is included.

Community Wide Pine Tree Removal Proposal

No Board action at this time as this was informational for the Board in the event that the new insurance company chosen requests the Association tree the pine trees throughout the community.

HOA Master Insurance Renewal

A motion was made, seconded, and unanimously carried to approve The California Fair Housing Plan proposal for approximately  $\$259,159.00/174 = \$1,487.12$  annually or \$247.85 per unit / per month for six months and commencing January 1, 2025 through June 30, 2025.

Insurance Emergency Special Assessment

A motion was made, seconded, and unanimously carried to approve the emergency special assessment of approximately  $\$259,159.00/174 = \$1,487.12$  annually or \$247.85 per unit / per

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month for six months and commencing January 1, 2025, through June 30, 2025.

Draft Onsite Reserve Study Report

Postponed at this time until the final insurance proposals for D&O, Workers Compensation, fidelity/crimes policy, General Liability, & Umbrella policy amounts are provided by agent.


Proposed Draft Budgets 2025

This item has been postponed until the final insurance numbers are provided by the agent.

**ADJOURNMENT** There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:03 PM.

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


**APPROVED**

DocuSigned by:  
  
C2B7E9C37AC841F...  
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 Wednesday, October 16, 2024, as approved by the Chairman of the Meeting.

Dated: 11/24/2024 \_\_\_\_\_

Signed by:  
  
A95A30A164894C8...  
Acting Secretary