

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, NOVEMBER 18, 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, November 18, 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 7:11PM by President, Lillian Franklin.

OPEN FORUM (10) Ten homeowners were present. Topics included: fire sprinkler replacements, brush clearance, reserve study questions, insurance concerns, emergency & special assessments, commencement of billing & restart of construction defect project.

**CLUBHOUSE
COMMITTEE** Nothing to report to the Board.

MINUTES Regular Session
A motion was made, seconded, and carried to approve the October 16, 2024, Regular Session meeting minutes. Motion carried.

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

Account Review
As of October 31, 2024, the operating account had a balance of \$98,089.05 + \$134,876.45 in the ICS account and in the reserve/investment account had a balance of \$1,557,252.99. There is 100,000.00 due from operating to the reserves account.

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

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FORECLOSURE A motion was duly made, seconded, and unanimously carried to approve proceeding with eh foreclosure on account #1742160570.

**UNFINISHED
BUSINESS**

Construction Defect Repairs Project - Update

RE Construction provided an update regarding the restarting of the project will begin as soon as the sheet metal gets delivered, then the work can be scheduled to commence.

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. The Board directed Management to schedule a 12/9/24 meeting with legal counsel to discuss outstanding policies.

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. The Board directed Management to schedule a 12/9/24 meeting with legal counsel to discuss outstanding policies.

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.

Draft Onsite Reserve Study Report

Management provided the Board with the onsite reserve study executive summary in the October 2024 Board packet. The reserves will be funded annually at \$736,928.65 or monthly \$61,410.72.

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Proposed Draft Budgets 2025

The Board was provided with the final proposed budget for 2025. The assessment monthly dues for 2025 per unit/ per month are \$592.87 + one-time special assessment of \$29.64 for 12 months + an emergency special assessment of \$77.26 for 10 months.

The Board of Directors hereby provided notice to the membership that San Lorenzo Community was required to make a transfer from reserves to operating in the amount of \$202,000.00 to pay the unprecedented rise in insurance premium as a result of the Associations master insurance policy with Farmers Insurance was cancelled. Additionally, the Board announced that there would be a monthly special assessment of \$29.64 for 12 months and an emergency special assessment of \$77.26 for 10 months to repay the borrowed reserves.

**ARCHITECTURAL
SUBMITTALS**

Ratify Approvals

Nothing to present to the Board at this time.

NEW BUSINESS

Ratify Balmoral Pump Repair Proposal

A motion was made, seconded and unanimously carried to approve ratification of the Villa Park Landscape proposal #VPL6120-24 for \$975.00 to repair the Balmoral pump by repairing the Dwyer Flow Switch, brass upper and lower body.

Audit & Tax Proposal FYE 12.31.24

A motion was made, seconded and unanimously carried to approve ratification of the VanDerPol & Company proposal to perform the December 31, 2024, audit and taxes for \$1,500.00.

5-Year Internal Fire Sprinkler Inspection Remaining Units Proposal

A motion was made, seconded and unanimously carried to approve Fire Safety First performing another round of missed appointments. A total of 13 units still requires an inspection at a cost of \$144.23 per unit. The next scheduled date will be 12/7 from 8am-12pm.

Tree Removal & Installation Proposal

A motion was made, seconded and unanimously carried to approve the Villa Park Landscape proposal #VPL5618-24 for \$615.00 to remove 2 dead outside front patio dead trees and replace with 2-15-gallon trees at 18947 Pelham, with the condition that replacement of any trees be removed from the proposal.

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Homeowner Correspondence(s)

- Susan Cash – regarding concerns as it relates to change in Board meeting dates. It was communicated that the October meeting date fell on holiday, which required the Board to secure an alternate date.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:33 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

APPROVED


DocuSigned by:

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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, November 18, 2024, as approved by the Chairman of the Meeting.

Dated: 1/28/2025

DocuSigned by:

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 Acting Secretary