

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, JANUARY 21, 2025
MINUTES**

NOTICE Upon due notice given and received, the Regular Meeting of the Board of Directors of San Lorenzo Community Association was held Monday, January 21, 2025, at 7:00 pm, Association clubhouse and via teleconference.

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

ABSENT Taryn Martin, Secretary
Lillian Franklin, President

GUEST: Richard Lancaster, RSL Insurance Agency

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

CALL TO ORDER The meeting was called to order at 7:22PM by Vice President, Robert Carson.

OPEN FORUM (14) Fourteen homeowners were present. Topics included: the work being performed on Pelham and when they might be able to complete and many questions posed to guest Richard Lancaster regarding Association current insurance building coverages.

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

MINUTES Regular Session
A motion was made, seconded, and carried to approve the November 18, 2024, Regular Session meeting minutes. Motion carried.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and carried to accept November 30, 2024, and December 31, 2024, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of December 31, 2024, the operating account had a balance of \$188,173.48 + \$87,308.51 in the ICS account and in the reserve/investment account had a balance of \$1,586,474.09. There is \$202,000.00 due from operating to the reserves account.

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LIEN FILING

Lien(s)

Nothing was presented to the Board at this time.

**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. It is anticipated that a proposed estimated cost of \$1,637.93 per unit/per home. The Board postponed further discussion at this time.

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 met with Associations legal counsel and a clean copy is being mailed to membership for Board adoption.

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 met with Associations legal counsel and a clean copy is being mailed to membership for Board adoption.

SB326 – Certification/Inspection Report/Repairs Proposal

A motion was made, seconded and unanimously carried to approve PrimeCo proposal in the amount of \$\$79,002.00 with condition that a meeting is set up with vendor to ensure understanding of scope of work and inquire whether permits will need to be pulled.

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.

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**ARCHITECTURAL
SUBMITTALS**

Ratify Approvals

Nothing to present to the Board at this time.

NEW BUSINESS

HOA Insurance Agent – Q & A

The Association's insurance broker, Richard Lancaster went over the Association's master insurance policy to discuss current insurance coverages and address any concerns from homeowners.

Appointment of Inspector(s) of Election

A motion was made, seconded and unanimously carried to appoint homeowner Deborah Thompson as an Inspector of Election in April 2024.

Curb Inlet Storm Drain/Basin Cleanout Proposal

A motion was made, seconded and unanimously carried to approve DownStreams proposal #00004208 in the amount of \$2,639.00 to clean out the curb inlet storm drain/basins throughout the community.

Additional Curb Inlet Debris Screen Installation Proposal

A motion was made, seconded and unanimously carried to approve Catchbasinfilter proposal #1016196 in the amount of \$1,300.00 to install one additional curb inlet debris screen on Balmoral where it was determined much debris is going into storm drainage.

Landscape Replacement Proposal

A motion was made, seconded and unanimously carried to approve Villa Park Landscapes proposal #VP6583-24 in the amount of \$195.00 to add 6 5-gallon Raphiolepis Clara @ \$32.50 each.

Ratify Clubhouse Sprinkler Repair Proposal

A motion was made, seconded and unanimously carried to approve Fire Safety First's proposal dated 11.21.24 in the amount of \$2,690.00 to replace the defective 2" fire sprinkler pipe and tee fitting that was recently clamped during a service call on 11/15/24.

Ratify Wooden Gate Repair Proposal(s)

A motion was made, seconded and unanimously carried to approve the Amplex proposals WO#1032611 in the amount of \$675.00 and WO#1051490 in the amount of \$800.00 for the total amount of proposals to be \$1,475.00 at locations 18944 Spectacular Bid Lane and 18957 Northern Dancer.

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Ratify Stucco & Frame Garage Repair Proposal

A motion was made, seconded and unanimously carried to approve Ridgeline Constructions' proposal #24529 in the amount of \$1,250.00 to repair the damage garage door wood components on the right side at 18949 Pelham.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:44 PM.

ATTEST Respectfully submitted by Christie Alviso, StoneKastle Community Management.

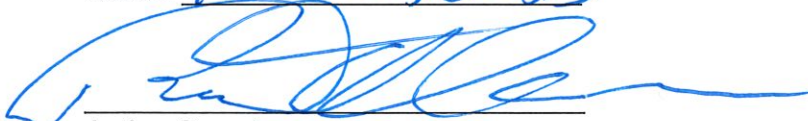
APPROVED 

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 Tuesday, January 21, 2025, as approved by the Chairman of the Meeting.

Dated: 10 Feb 2025



Acting Secretary