

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 14, 2011**

MINUTES

- NOTICE** Upon due notice given and received, the regular meeting of the Board of Directors of San Lorenzo Community Association was held on March 14, 2011 at 7:00 pm, at The Community Clubhouse on Balmoral in Yorba Linda, CA.
- PRESENT** Carlos Rodriguez, Vice President
Jessie Ortiz, Secretary
Fred Schultz, Treasurer
Rick Reilly, Member
- Mark Guithues, Community Legal Advisors
Lori Yarborough, StoneKastle Community Management, Inc.
Jeanean Gillespie, StoneKastle Community Management, Inc.
- ABSENT** Jim Domen, President
- CALL TO ORDER** The meeting was called to order at 7:10 pm by Carlos Rodriguez, Vice President.
- EXECUTIVE SESSION** Jeanean Gillespie, Manager, reported that there was an Executive Session of the Board of Directors earlier this evening to discuss Member Discipline.
- OPEN FORUM** Items discussed: Financial Statement; Operating cash; losses; expenses and prepaid expenses; accruals; cash balance; reserve loan; Union Bank Account; Proposed CC&R amendments cost; SWPPP; Driveway Parking; Proposed Dog Walk area; Pool rekey; Invocations; Storing items in utility closets; car washing; drainage; fire extinguisher theft; garage door painting; Security Patrol; Insurance Disclosure; Behavior of certain members of the community; Defending God in prayer; homeowners doing violation walks; stop tearing down the Board Members you voted in; Landscape walks; Audit will give the real financial picture; talk to neighbors.
- COMMITTEE REPORTS**
- The Clubhouse Committee member reported to the Board their recommendations discussed in their last meeting.
- The Social Committee Chairperson reported to the Board their upcoming Spring event to be held in May.

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The February 14, 2011 Board meeting minutes were reviewed. Fred Schultz motioned to approve, Jessie Ortiz seconded, Motion carried unanimously.

The February 28, 2011 financial statement has been presented by StoneKastle Community Management and reviewed.

**UNFINISHED
BUSINESS**

CC&R Amendment

Mark Guithues presented the Board and Membership the proposed DRAFT CC&R amendment, gave an overview and explained the process. Mark Guithues took questions and gave answers about expenses, City's approval process, car washing, SWPPP, assignment of rents. Motion was made by Jessie Ortiz, seconded by Fred Schultz to approve having the attorney submit the proposed amendment to the City for review. Motion carried unanimously.

Painting Proposal

The Board reviewed the proposal presented by Pilot Painting to paint the wood trim throughout the community while doing the garage doors because it is time according to the Reserve Study. Motion was made by Jessie Ortiz, seconded by Rick Reilly to approve the proposal from Pilot Painting in the amount not to exceed \$80,520. The Board requested that management obtain two more comp bids and ask Pilot to meet the lowest bid. Motion carried unanimously.

Pool Gate Rekey Proposals

The Board of Directors reviewed the proposals for re-keying the pool area. Motion was made by Jessie Ortiz, seconded by Fred Shultz to approve the proposal from ABC Lock in the amount of \$355. Motion carried unanimously.

NEW BUSINESS

Fire Extinguisher Cabinets

The Board and Management was advised by legal counsel that we may approve the replacement of the missing fire extinguishers and vandalized cabinets at this time and can ratify it on the next agenda and at the next meeting. Motion was made by Carlos Rodriguez to replace the missing extinguishers and vandalized cabinets as soon as possible. Motion was seconded by Fred Shultz, motion carried unanimously. Please note this was not on the agenda because it happened after the agenda was posted. This will be on the agenda for April and ratified at the next meeting.

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Landscape Proposals

The Board of Directors reviewed the proposals from Parkwest for Tree Trimming and planting replacement. The Board requested that management obtain two more bids for review at their next meeting.

Clubhouse Committee Requests

The Board reviewed the requests from the Clubhouse Committee to terminate the Plant Guy. The Board discussed the benefits of the having a vendor for the Plants and the guarantee. The Board directed Management to send a letter to the Plant Guy accepting the proposal to lower the monthly cost from \$110 to \$90 per month. The Board reviewed the request to change the alarm company contact info. The Board tabled this for the April meeting.

Top of Balmoral useage consideration

The Board reviewed the requests to provide a dog park or tot lot at the north end of Balmoral. The board requested Management to obtain costs and provide recommendations for liability issues and protection from coyotes.

Newsletter review

Management presented the April newsletter. Carlos requested the recipe be taken out and add a section for the President's message. Also add a reminder about posting signs on garage doors.

Delinquent Owners

Delinquency Report ending February 28, 2011 provided for Board review. No action was taken.

**NEXT
MEETING**

The next meeting will be held April 11, 2011 at 7:00 pm at the Community Clubhouse.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:46 pm.

ATTEST

Respectfully Submitted by, Jeanean Gillespie, Community Manager.

APPROVED by the Board of Directors at the April 25, 2011 Board Meeting.