

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MONDAY, APRIL 14, 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, March 10, 2025, at 7:00 pm, Association clubhouse and via teleconference.

PRESENT Lillian Franklin, President
Robert Carson, Vice President
Taryn Martin, Secretary
David Barr, Treasurer
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 7:23PM by President, Lillian Franklin.

OPEN FORUM There were 14 homeowners present for the meeting. Discussion included appointment of director, open city permits, status of flashing, a leak at 18946 Kentucky Downs, vegetation rolling at 4035 Emerald Downs, and questions regarding repair & replacement of HOA roofs.

**CLUBHOUSE
COMMITTEE** Clubhouse chairperson reports that clubhouse reservations are going well.

MINUTES Regular Session
A motion was made, seconded, and carried to approve the Regular Session Minutes of March 10, 2025.

**FINANCIAL
INFORMATION** Financial Statement
A motion was made, seconded, and unanimously carried to accept March 31, 2025, Financial Statement, subject to fiscal year end audit. Motion carried.

Account Review
As of March 31, 2025, the operating account had a balance of \$115,843.85 + \$236,352.83 in the ICS account and in the reserve/investment account had a balance of \$1,604,888.53. There is a \$154,305.34 due to reserves from operating.

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

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**UNFINISHED
BUSINESS**

Construction Defect Repairs Project - Update

Director Barr and Management walked the property with contractor Jon Ward from RE Construction and City Rep regarding inspections on Emerald Downs and path forward. Jon will be working on grading details and provide them by the end of March for the HOA to review per the recent property walk.

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.

Reserves Repayment Plan for Emergency Special Assessment - Construction Defect Project

This item has been postponed for the scheduled May meeting.

Should the Board approve the reserves repayment plan for the Emergency Special the following motion below is required:

The amount assessed would be \$1,638.39 per home with an option to pay up front or \$136.53 over twelve months with an effective start date. Additionally, a 30 notice to the membership will include all information as it relates all to the details for the emergency special assessment per civil code.

**ARCHITECTURAL
SUBMITTALS**

18955 Kentucky Downs – A motion was made, seconded, and unanimously carried to ratify the ARC application for approval of the

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installation of a ring doorbell and smart lock, per submitted application.

NEW BUSINESS Landscape Additions/Replacement/Upgrade Proposals

The Board was provided the following Villa Park Landscape proposals:

- Proposal #VPL5079-24 for \$600.00 to remove the struggling Coprosma at 18943 Pelham Way. The Board postponed this winter proposal in October 2024 to wait until Spring to discuss.
- Proposal #VPL5383-24 for \$227.50 derived from the October 2024 Landscape Walk to install plant material in areas where it appears to be bare. The Board postponed this winter proposal in October 2024 to wait until Spring to discuss.
- Proposal #VPL1979-25 for \$1,300.00 to install mulch at clubhouse, pool Area, and Emerald Down Parkways.
- Proposal #2183-25 for \$2,010.00 derived from the March 2025 Landscape Walk to install plant material in areas where it appears to be bare and remove 3 trees damaging the common area retaining wall at 3941 Balmoral.
- Proposal #VPL2184-25 for \$1,235.00 derived from the March 2025 Landscape Walk to remove the escallonia hiding the Fire Sprinkler Valve and install 30 – 5 gallon Carissa at 18960 Pelham.
- Proposal #VPL2502-25 for \$1,365.00 Director Bob Carson reported the slope behind his home at 18932 Pelham Way is struggling and needs replanting.

A motion was made, seconded and unanimously carried to approve the submitted proposals from Villa Park Landscape in the total amount of \$6,737.50, with the condition that proposal #VPL2184-25 is clarified on whether the removal of the plant material was ordered or if it was a result the plant material was hiding the Fire Sprinkler Valve only.

Building Wood Repair Proposal

This item has been postponed to obtain another proposal.

5-year Sprinkler Repair Proposal

A motion was made, seconded, and unanimously approved the Fire Safety First proposal dated April 9, 2025 / 2024 5-year Fire Sprinkler Repair Quotation for Common Areas in the amount of

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\$65,045.00 and proposal Dated April 9, 2025 / 2024 5-year Fire Sprinkler Repair Quotation for Internal Repairs in the amount of \$13,070.00 that will be conducted during Regular Time – Monday through Friday, in total \$78,115.00 (Common Area + Regular Time).

Utility Door Replacement Proposal

The Board was provided with Protec Building Services bid #162546 for \$3,200.00 to replace the utility door at 4025 Balmoral side of building. The Board was also provided with Amplex to strip, prime and paint the corrosive bottom portion of the door for \$150.00. A motion was made, seconded, and unanimously approved the Amplex proposal of \$150 to strip, prime and paint the corrosive bottom portion of the door.

Pool Heat Schedule 2025

The Board determined to turn on the pool heat starting the week of April 24th. A motion was made, seconded, and unanimously carried to turn off the pool heater the first service date by pool vendor following the Labor Day Holiday on Monday, September 1st.


Ratify – Bulk Purchase of Wall Mount Bulbs Proposal

A motion was made, seconded, and unanimously carried to ratify the Three Phase Electric's quote #13911 in the amount of \$1,850.00 to purchase new bulk stock of the wall mount led bulbs to store in clubhouse.

ADJOURNMENT There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:47 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 Monday, April 14, 2025, as approved by the Chairman of the Meeting.

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Dated: 5-15-25

Robert Powers
Acting Secretary
Vice Pres