

**SAN LORENZO COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
MAY 18, 2009  
MINUTES**

**NOTICE** Upon due notice given and received, the Regular Meeting of the Board of Directors of the San Lorenzo Community Association was held on May 18, 2009, at the San Lorenzo Clubhouse.

**PRESENT** Joe Capotrio, President  
Jim Domen, Vice President  
Annette Gilbert, Secretary  
Rick Reilly, Treasurer  
Matthew Sokalski, Member at Large

Jeanean Gillespie, Action Property Management, Inc.

**CALL TO ORDER** The meeting was called to order at 6:09 P.M. by Joe Capotrio, President

**APPROVAL OF AGENDA** Upon a motion was made, seconded and carried the Board approves the agenda as presented.

**COMMITTEE REPORTS** The Clubhouse Committee made a report to the members in regards to the clubhouse and the door repair.

**EXECUTIVE SESSION DISCLOSURE** The Board of Directors held an Executive Session on May 18, 2009 to discuss non compliance and member discipline matters.

**OPEN FORUM** Issues discussed: Liens on property filed showing up on homeowner's title from Shea Homes, Mechanics Lien January 2009, bees and nats issue of swarming in excess.

**CONSENT CALENDAR** A motion was duly made, seconded and carried to accept items A through D appearing on the Consent Calendar hereby attached to these minutes as exhibit A. Motion carried unanimously.

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**UNFINISHED  
BUSINESS**

CLS Maintenance Charges

Management gave a brief update and status on the CLS Maintenance charges the demand letter that was sent by legal counsel.

Community Handbook Distribution

Joe Capotrio gave a quick update in regards to the distribution of the community handbooks.

Garage Inspections

Management gave status in regards to the garage inspections that are currently taking place within the community.

**NEW  
BUSINESS**

McCormack Roofing Proposal

The Board of Directors reviewed the proposal provided by Management.

Motion was duly made and seconded to approve the roofing proposal provided by McCormack Roofing. Motion carried unanimously.

Parking Spot Removal on Balmoral Avenue

The Board of Directors reviewed the proposal provided by Management.

Motion was made to deny the proposal as submitted and the item was seconded and discussion was held that the Board would look at this on the next landscape walk. Motion carried.

Speed Limit Signage

The Board of Directors discussed the current speed limit.

Motion was made to increase the speed limit to 15 miles per hour. Item was seconded, one member opposed, one member abstained. Motion carried. Three (3) in favor, one (1) oppose, one (1) Abstention. 15 miles per hour to be posted on fire lane. Locations to be discussed at the next landscape walk.

Gating Community

The Board of Directors discussed the request made by a homeowner to gate the community and add this to the agenda as a discussion item. The Board decided that Rick Reilly would check with the planning commissioners to see if this is a possibility to be able to gate the community.

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**NEW  
BUSINESS  
(CONT'D)**

Earthquake Insurance

The Board of Directors reviewed the request by a homeowner at the last Board meeting to add earthquake insurance to the agenda as a discussion item.

Motion was made for bids to be obtained by Management. Motion was seconded and motion carried unanimously.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management.

Motion was duly made and seconded to approve the lien filing of the following accounts: 4802160650 and 4802171061. Motion carried unanimously.

**ADJOURN**

There being no further regular meeting business to come before the Board at this time, the meeting was adjourned at 6:47 P.M. by President, Joe Capotrio.

**ATTEST**

Respectfully Submitted by Jeanean Gillespie, Community Manager.

**APPROVED BY THE BOARD OF DIRECTORS ON 6/22/09**

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**SAN LORENZO COMMUNITY ASSOCIATION  
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CONSENT CALENDAR**

- A. BE IT RESOLVED, That the Board Meeting Minutes of April 27, 2009 are approved as presented.
- B. BE IT RESOLVED, That the Executive Session Minutes of April 27, 2009 are approved as presented.
- C. BE IT RESOLVED, That the Organizational Meeting Minutes of May 6, 2009 are approved as presented.
- D. BE IT RESOLVED, That the Financial Statement for the period ending April 30, 2009, is accepted as presented.