

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
MAY 24, 2010
MINUTES**

NOTICE Upon due notice given and received, the Regular Session of the Board of Directors of the San Lorenzo Community Association was held on May 24, 2010, at the Community Clubhouse in Yorba Linda, California.

PRESENT Jim Domen, President
Carlos Rodriguez, Vice President
Jessie Ortiz, Secretary
Fred Schultz, Treasurer
Rick Reilly, Member at Large

Jeanean Gillespie, Action Property Management, Inc.

CALL TO ORDER The meeting was called to order at 7:18 P.M. by Jim Domen, President.

**EXECUTIVE
SESSION
DISCLOSURE**

Management informed the members that there was an Executive Session that was held prior to that meeting on May 24, 2010 to discuss member discipline and collection matters.

**CONSENT
CALENDAR**

A motion was duly made, seconded and carried to accept items A through C appearing on the Consent Calendar, hereby attached to these minutes as Exhibit A. Motion carried unanimously.

**COMMITTEE
REPORTS**

Clubhouse Committee

The Clubhouse Committee submitted a report for the activities going on in the Clubhouse over the last thirty (30) days. The Committee requested from the Board to increase the Committee members from five to seven. They spoke about the street slurry going on this week, and Joe Capotrio gave an overview of the items discussed in the last clubhouse meeting. The Committee is requesting shades on the windows. They gave an update that the door stops were authorized and the keys for the restroom are hanging on the back door.

Social Committee

The Social Committee gave a recap of the recent event and thanked everybody for participating. The Social Committee Chair gave an invitation to the members for a barbecue for September, and is currently seeking volunteers.

Landscape Committee

Rick Reilly gave an update on the Toll Brother's slope at the entrance of the Community.

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OPEN FORUM

Items discussed:

Garage Parking; Need to park two cars in the garage; Shades for the Clubhouse Committee; American flag agenda item signage and parking on Pelham, request to move mailboxes, bulletin board, handicap parking, signage, newsletter, clubhouse fees, wifi, guidelines on ProTec proposals, landscape mulch, nametags at meeting, Community directory, garage problem, usage fee, signage immunization, internet paying fees, volunteers, landscape, and street committees

**UNFINISHED
BUSINESS**

Satellite Dish Vendor Update

David with City Satellite was available, gave the members the procedures overview, and took questions in regards to the international dishes on the buildings.

Lighting Proposals at Clubhouse

The Board of Directors reviewed the proposals provided by Management to provide more lighting in front of the clubhouse. Motion was made to direct Management to meet with Tri County Lighting and come back to the Board with recommendations. Motion was seconded. Motion carried unanimously.

Fire Alarm Company Proposals

The Board of Directors reviewed the proposals provided by Management. Rick Reilly had a question regarding contracts. Contracts are an item to be reviewed in Executive Session. This item was table to the June meeting.

Park West Proposals

The Board of Directors reviewed the proposals provided by Management. Motion was made to approve the mulch proposal. Motion was seconded. Motion carried unanimously.

Bench Improvement Proposal

The Board of Directors reviewed the improvement proposal for the benches in DG Trail at the top of Balmoro. Motion was made to table the item to get further Community input. Motion was seconded. Motion carried unanimously.

ProTec Proposals

The Board of Directors reviewed the proposals provided by ProTec. No action was taken at this time.

Freedom to Properly Display an American Flag

The Board of Directors discussed installation questions from the Community. Motion was made to allow homeowners to display the flag with bracket

UNFINISHED

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**BUSINESS
CONTINUED**

attached to the stucco, if it is submitted prior to the Board, and the Board develops a guideline for Board reviewed prior installation. Motion was seconded. Motion carried unanimously.

Holiday Lights

The Board of Directors discussed holiday lights within the Community. This item has been tabled to the June meeting. Jim Doman requested Management to find the email that was previously sent to develop a policy for holiday lighting installation.

Wi-Fi in the Clubhouse

The Board of Directors discussed the possibility to have WiFi in the clubhouse and pool area. The Board of Directors directed Management to provide bids for the cost.

Clubhouse Usage Fee Elimination

The Board of Directors reviewed the request to have the clubhouse usage fee eliminated. Motion was made by Rick Reilly to ask legal for an opinion if this is considered a gift of the Association funds. Item was seconded by Carlos Rodriguez. Motion carried unanimously.

Newsletter Proposal

The Board of Directors reviewed the newsletter provided by Management. The Board of Directors directed Management to add an article about the bridge club, to add an article about the city satellite procedures, and in the next newsletter, to include an item to get input on the proposal for consideration for landscape improvements at the top of Balmoro. The Board would like to get feedback from the Community. Motion was made to approve the newsletter with revisions. Motion seconded, motion carried unanimously.

Assessment Collection Policy Affirmation

The Board of Directors reviewed the assessment collection policy. Motion was made to affirm, then ratify that the policy that was mailed last year with the 2010 budget is the operative policy for the current fiscal year. Motion was seconded. Motion carried unanimously.

Reserve Study Proposals

The Board of Directors reviewed the reserve study proposals provided by Management. Motion was made to table this item to the June meeting. Motion was seconded. Motion carried unanimously.

**UNFINISHED
BUSINESS**

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CONTINUED

Personal Touch Proposals

The Board of Directors reviewed the proposals provided by Personal Touch for plexi-glass cleaning around the perimeter, and spring cleaning at the pool area. The Board of Directors directed Management to get another bid for both scopes of work to compare. Motion was seconded. Motion carried unanimously.

Financial Investments

The Board of Directors reviewed the financial investments spreadsheet provided by Management. Motion was made to table this item. Motion was seconded. Motion carried unanimously.

Signage throughout Community

The Board of Directors discussed the signage throughout the Community as well as the request from the homeowner to install a stop sign on Emerald Downs. The Board of Directors directed Management to work with Dave Thomas, the Street Committee Chair, for recommendations.

Parking Spot Removal on Pelham

The Board of Directors discussed the parking spot on Pelham that has been requested by the Community to be removed. Motion was made to remove and replace the parking spot in another location that is safer on Pelham. Location is needed from Dave Thomas, Street Committee Chair. Motion was seconded. Motion carried unanimously.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management. Motion was made to send the following account numbers to a contingent collector and report back to the Board. Motion was seconded. Motion carried unanimously.

ADJOURNED

There being further Regular Session to come before the Board at this time, the meeting was adjourned at 9:15 P.M. by Jim Domen, President.

ATTEST

Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROVED BY THE BOARD OF DIRECTORS ON 6/28/2010