

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 22, 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 June 22, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Joe Capotrio, President
Rick Reilly, Treasurer
Matthew Sokalski, Member at Large

Jeanean Gillespie, Action Property Management, Inc.
- ABSENT** Jim Domen, Vice President
Annette Gilbert, Secretary
- CALL TO ORDER** The meeting was called to order at 6:13 P.M. by Joe Capotrio, President
- APPROVAL OF AGENDA** Upon a motion duly 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, painting and cleaning issues.
- EXECUTIVE SESSION DISCLOSURE** The Board of Directors held an Executive Session on June 22, 2009 to discuss non compliance and member discipline matters.
- OPEN FORUM** Issues discussed: Homeowners using garage for storage rather than parking, counterfeit parking tags, trash can violations, Shea's Class Action lawsuit, street sweeping schedule and water reduction mandates by City of Yorba Linda.
- 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.

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**UNFINISHED
BUSINESS**

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.

Motion was duly made, seconded and carried to contract Nordic on a Saturday to knock on doors and try to get the remainder of the inspections complete if no answer to look in the garage. Management will talk to Nordic about this and provide a date as to when this when this happen to the Board of Directors.

Wrought Iron Fence Repair Proposals

The Board of Directors reviewed the proposals provided by Management. The Board of Directors decided to table this at this time and would like Management to obtain two new bids for wrought iron repair and two bids for replacement.

**NEW
BUSINESS**

Slurry Seal Proposals

The Board of Directors reviewed the proposals provided by Management.

Motion was made to deny the proposals as submitted and the item was seconded and discussion was held that the Board would look at this at this next year and revisit it. Motion carried.

Pool Light Proposal

The Board of Directors reviewed the proposal provided by Aqua Trends.

Motion was made to approve, seconded and carried. Management to speak with Aqua Trends in regards to warranty and contract consistency.

Landscape Proposals

The Board of Directors reviewed the proposals submitted by Park West Landscape and decided to discuss the five proposals separately.

- On the pool area proposal - The Board of Directors are tabling this issue until the landscape walk.
- 18954 Northern Dancer Lane - Motion was made, seconded and carried to approve the tree proposal planting.

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**NEW
BUSINESS
(CONT'D)**

Landscape Proposals (cont'd)

- Entrance - The Board of Directors decided to table the entrance until after the landscape walk.
- Mulch – Motion was made to approve the proposal for the mulch as long as it is an acceptable grade. This was seconded and carried unanimously.
- Top of Northern Dancer Lane – Motion was made to deny the proposal for the Palm trees at the top of Northern Dancer Lane. Motion was seconded and one Board member abstained. Motion carried to deny.

Maintenance Invoice Proposal

The Board of Directors reviewed the invoice and proposal provided by Personal Touch. Management was instructed to contact Personal Touch in regards to the wind screen service as they were told not to do that while construction was going on. The invoice is denied. Motion was made to deny the invoice. Motion carried unanimously.

The Board of Directors instructed Management to get competitive bids in regards to the spring clean of the pool deck, restrooms, showers and barbeque area.

Reserve Study Proposals

The Board of Directors reviewed the proposals provided by Management.

Motion was duly made and seconded to approve the reserve study proposal provided by Advance Reserve Solutions, Inc. for a full inspection for an amount not to exceed \$1,275.00. The Board of Directors requested Management to try to get Advanced Reserve Solutions to come down to \$1,100.00 due to budgetary conflicts. 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 account: 4802171120. Motion carried unanimously.

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ADJOURN There being no further regular meeting business to come before the Board at this time, the meeting was adjourned at 8:10 P.M. by President, Joe Capotrio.

ATTEST Respectfully Submitted by Jeanean Gillespie, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS ON 7/27/09