

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION OF THE BOARD OF DIRECTORS  
JUNE 28, 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 June 28, 2010, at the Community Clubhouse in Yorba Linda, California.
- PRESENT** Jim Domen, President  
Carlos Rodriguez, Vice President  
Jessie Ortiz, Secretary  
Fred Schultz, Treasurer
- Jeanean Gillespie, Action Property Management, Inc.  
Eric Fordyce, Action Property Management, Inc.
- ABSENT** Rick Reilly, Member at Large
- CALL TO ORDER** The meeting was called to order at 7:15 P.M. by Jim Domen, Board President.
- EXECUTIVE SESSION DISCLOSURE** Management informed the members that there was an Executive Session that was held prior to that meeting on June 28, 2010 to discuss member discipline and collection matters.
- CONSENT CALENDAR** A motion was duly made, seconded, and carried to accept items A through B appearing on the Consent Calendar. Hereby attached to these minutes is Exhibit A. Motion carried unanimously.
- OPEN FORUM** Items discussed: Reimbursement for slurry seal project tow and notice posting, Wi-Fi, clubhouse elimination fee, rabbit fencing on the top of Balmoro is less effective, the rabbit fencing is not flush or dug down three inches like it was before and the holes are too big for the fence and it is ineffective, legal opinion about parking in driveway, fertilizer schedule, communitywide garage sale in the spring, and garage door painting.
- FINANCIAL UPDATE** Fred Schultz gave a financial update in regards to the research of the interest rates on the money market funds.

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**COMMITTEE  
REPORTS**

Social Committee

The Social Committee informed the Board that they are planning a barbecue planning meeting on Wednesday at 7:00 P.M. at the clubhouse. They would like an article in the newsletter. Jim Domen, Board President, made a motion to appoint Trisha Kligerman as Chair of the Social Committee. This was seconded by Carlos Rodriguez and carried unanimously. The Social Committee too is looking for volunteers and discussed the barbecue event for September.

Clubhouse Committee

The Clubhouse Committee is currently looking for volunteers. They want Action to review suspending privileges for the clubhouse and want to be aware of access to the clubhouse.

Street Committee

The Street Committee gave the members an update in regards to the smooth process of the slurry seal. There were only some issues related to drainage.

**UNFINISHED  
BUSINESS**

Lighting Proposals at the Clubhouse

The Board of Directors reviewed the proposals provided by Management for lighting the sidewalk. There was a comment that it doesn't match the community and they want something with a lower cost. This item has been tabled.

Fire Alarm Company Proposals

The Board of Directors reviewed the proposals provided by Management. Motion was made by Fred Schultz to hire Bay Alarm for the fire alarm company. Motion was seconded by Carlos Rodriguez. Motion carried unanimously.

Security Proposals

The Board of Directors reviewed the security proposals provided by Management. Motion was made by Fred Schultz to approve California West Patrol. Motion was seconded by Jessie Ortiz. Motion carried unanimously. The Board of Directors informed Management to give a 30 day notice and notify the homeowners of the change of who to call.

Reserve Study Proposal

The Board of Directors reviewed the proposals provided by Management. Motion was made by Fred Schultz to approve the proposal provided by ARS Inc. Motion was seconded by Jim Domen. Motion carried unanimously.

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**UNFINISHED  
BUSINESS  
CONTINUED**

Wi-Fi in the Clubhouse

Jim Domen asked to get feedback from the Clubhouse Committee. They also directed Management to check with U-verse and AT&T on pricing. 18948 Kentucky Downs has Time Warner Wi-Fi.

Spring Cleaning Proposals

Motion was made by Jessie Ortiz, seconded by Carlos Rodriguez, and carried unanimously to approve the proposals provided by Personal Touch for extra cleaning services.

Clubhouse Usage Fee Elimination

The Board of Directors reviewed the clubhouse usage fee. Motion was made by Jim Domen, seconded by Carlos Rodriguez to waive the fee for the clubhouse use after input from the Chairman of the Clubhouse Committee. Motion carried unanimously.

**NEW BUSINESS**

Financial Investments

Fred Schultz stated that he is still researching the rates and to table this item until the next meeting.

Newsletter Approval

The Board of Directors gave Management some revisions. The newsletter was approved.

Holiday Lights

Jim Domen discussed the proposed rule revisions for holiday lights to the community handbook. Motion was made Jim Domen for Management to send a 30 day rule revision comment to the community. Motion was seconded by Carlos Rodriguez. Motion carried unanimously.

Homeowner Request to Tow Immediately Trespassing Vehicles

The Board of Directors reviewed the request from the homeowner. The Board of Directors explained that this is a police issue and not a homeowner's association issue.

Website

Management presented an addendum for managing the Association website. Motion was made by Carlos Rodriguez with the caveat to include the San Lorenzo domain name. Motion was seconded by Fred Schultz. Motion carried unanimously.

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**NEW BUSINESS  
CONTINUED**

Delinquencies

The Board of Directors reviewed the delinquency report. Motion was made by Fred Schultz to file a lien on account #1655980851. Motion was seconded by Carlos Rodriguez, motion carried unanimously.

**ADJOURN**

There being further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:53P.M. by Jim Domen, Board President.

**ATTEST**

Respectfully Submitted by Jeanean Gillespie, Community Manager

**APPROVED**

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Jim Domen, Chairman of the Meeting

**SECRETARY'S CERTIFICATE**

I, Jessie Ortiz, hereby certify that I am the duly Appointed and Acting Secretary 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 Session Minutes of the Board Directors held June 28, 2010 as approved by a vote of the Board of Directors.

Dated: \_\_\_\_\_

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Carlos Rodriguez, Secretary