

**SAN LORENZO COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 27, 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 July 27, 2009, at the San Lorenzo Clubhouse.
- PRESENT** Joe Capotrio, President
Jim Domen, Vice President
Annette Gilbert, Secretary
Rick Reilly, Treasurer
- Jeanean Gillespie, Action Property Management, Inc.
- ABSENT** Matthew Sokalski, Member at Large
- CALL TO ORDER** The meeting was called to order at 6:05 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. Management also introduced the new Street Committee Chair member to the Board of Directors. Mr. Dave Thomas gave a brief history of his background in regards to streets and asphalt.
- PRESENTATION** Shawn Roselyn and Steve Anderson gave a brief presentation in regards to AmeriStar Fencing. Steve Anderson presented his proposal to the Board to do a fencing project throughout the community.
- OPEN FORUM** Issues discussed: Fire clearance to attach hose to connection in front of buildings, garage inspections, no pet sign at the pool, pool temperature and schedule of mulch.
- 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 distribution of the community handbooks.

Pool Area Spring Cleaning Proposal

The Board of Directors reviewed the proposal provided by Management. Motion was made to approve, seconded and carried to the tile ceiling portion of the proposal.

Garage Inspections

Management gave an update to the Board of Directors that there are still 34 homeowners that are not in compliance with the garage inspection. The Board of Directors advised Management to invite the 34 homeowners to hearings on August 26, 2009 at 5:30 P.M.

Wrought Iron Fence Repair

The Board of Directors reviewed the proposals provided by Management. The Board of Directors directed Management to go back to Fence Works and have them give a total perimeter and interior linear foot count. Also to give a pricing for black and a pricing for green include a price to repair the pilan-stones and also provide a cost for aluminum, including warranty given San Lorenzo's Community Association and the issues that may be in conflict with the warranty.

**NEW
BUSINESS**

Landscape Propposal

The Board of Directors reviewed the proposals submitted by Park West Landscape. Motion was made to approve, seconded and carried.

Earthquake Insurance

The Board of Directors reviewed the quotes and filed.

Investment Transaction

The Board of Directors directed Management to get money market account rates.

Maintenance Calendar Adoption

The Board of Directors reviewed the maintenance calendar provided by Management. They would like to add the tree trimming and pool schedules to the calendar. With these revisions in place the Board of Directors made a motion to approve, seconded and carried the adoption of the maintenance calendar for 2009.

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**NEW
BUSINESS
(CONT'D)**

Clubhouse Rental Guidelines

The Board of Directors advised Management to amend the charter to say five (5) days rather than ten (10).

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: 4802170940. Motion carried unanimously.

ADJOURN

There being no further regular meeting business to come before the Board at this time, the meeting was adjourned at 8:42 P.M. by President, Joe Capotrio.

ATTEST

Respectfully Submitted by Jeanean Gillespie, Community Manager.

APPROVED BY THE BOARD OF DIRECTORS ON 8/24/09