

**SAN LORENZO COMMUNITY ASSOCIATION
REGULAR SESSION OF THE BOARD OF DIRECTORS
JULY 26, 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 July 26, 2010, at the Community Clubhouse in Yorba Linda, California.

PRESENT Jim Domen, President
Jessie Ortiz, Secretary
Rick Reilly, Member at Large

Jeanean Gillespie, Action Property Management, Inc.
Eight (8) homeowners

ABSENT Fred Schultz, Treasurer
Carlos Rodriguez, Vice President

CALL TO ORDER The meeting was called to order at 7:00 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 July 26, 2010 to discuss member discipline and collection matters.

**CONSENT
CALENDAR**

A motion was duly made, seconded, and carried to accept items A – B appearing on the Consent Calendar. Hereby attached to these minutes is exhibit A. Motion carried unanimously.

OPEN FORUM

Items discussed were parking, pool, landscape, security, and security cameras.

**COMMITTEE
REPORTS**

Clubhouse Committee

Joe Capotrio gave the members and the Board an update in regards to the Clubhouse Committee. He stated that there is a broken chair and the refrigerator was repaired, that Time Warner has a wireless router and the Clubhouse Committee recommended not doing it. That was a unanimous decision by the Clubhouse Committee. Joe Capotrio inquired if the clubhouse light bulbs have been changed. They showed the Board a sample of the paper shades and they would like the Board to appoint Sheila Schultz and Larry Kligerman to be appointed to the Clubhouse Committee. They also wanted to know about the transition to the new alarm company and the work orders to the clubhouse to be apprised of.

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**COMMITTEE
REPORTS
CONTINUED**

Social Committee

Trisha Kligerman gave a report on the date of the barbecue as October 9, 2010. Volunteers are needed to assist and the planning meeting will be scheduled for Thursday, August 5, 2010 at 7:00 PM at the clubhouse. The save the date form has been added to the bulletin board.

**UNFINISHED
BUSINESS**

Lighting Proposals at Clubhouse

Management did not have any new information for the Board. This item has been tabled to the next meeting.

Wi-Fi in the Clubhouse

The Board of Directors reviewed the information provided by Management in regards to the Wi-Fi service. Motion was made to table this item to another meeting until the other Board members are present and include the Committee Reports in the next Director's Report. Motion was seconded. Motion carried unanimously.

Clubhouse Usage Fee Elimination

The Board of Directors reviewed the comments that were received in regards to the clubhouse usage fee.

Holiday Lights Rule Revision

Motion was made to table this item until the other Board members are present. Motion was seconded by Jesse Ortiz. Motion carried unanimously.

NEW BUSINESS

Financial Investments

No action was needed at this time.

Newsletter Approval

The Board of Directors reviewed the newsletter provided by Management. The Board of Directors instructed Management to change the website address and note that there is no trespassing allowed in regards to soliciting, that you need ask them to leave or call the police. Also, they want to add an article in regards to how many guests you are allowed to have per pool key, which is four.

Security Cameras

This item has been tabled to the next meeting.

NEW BUSINESS

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CONTINUED

Roof Budget Reserves

The Board of Directors discussed the roof budget in regards to the reserve study. Rick Reilly stated that it is not required because the lifetime is 50 year or more. The Board of Directors recommended that, during the budget approval process, to add a GL item for roof repairs in Operating.

Delinquencies

The Board of Directors reviewed the delinquency report provided by Management. Motion was made by Jim Domen to approve filing liens against the following accounts:

#4802121430

#4802171070

#4802171110

#4802140760

Motion was seconded by Jesse Ortiz. Motion carried unanimously.

ADJOURN

There being further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:18 P.M. by Jim Domen, Board President.

ATTEST

Respectfully Submitted by Jeanean Gillespie, Community Manager

APPROVED