

**SAN LORENZO COMMUNITY ASSOCIATION  
REGULAR SESSION OF THE BOARD OF DIRECTORS  
SEPTEMBER 27, 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 September 27, 2010, at the Community Clubhouse in Yorba Linda, California.
- PRESENT** Jim Domen, President  
Carlos Rodriguez, Vice President  
Fred Schultz, Treasurer  
Jessie Ortiz, Secretary  
Rick Reilly, Member at Large
- Eric Fordyce, Action Property Management, Inc.
- CALL TO ORDER** The meeting was called to order at 7:10 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 September 27, 2010 to discuss member discipline and collection matters.
- OPEN FORUM** Items discussed were tree / shrub trimming, campaign signs, street / drive parking, patrol service, holiday lights, and responsibility to uphold CC&Rs.
- CONSENT CALENDAR** Motion was duly made by Fred Schultz, seconded by Rick Reilly, and carried unanimously to accept all items appearing on the Consent Calendar.
- COMMITTEE REPORTS**
- Clubhouse Committee  
Management passed out the minutes from the Clubhouse Committee's September 14, 2010 meeting.
- Social Committee  
The Social Committee advised the members that the block party on October 9, 2010 will be between 12 and 4:00 P.M. and RSVP through the website.

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Street Committee

There was no representative from the Street Committee to make a recommendation to the Board of Directors.

Landscape Vendor Update

The Board of Directors instructed Management to request the Association's Landscaper to attend the Board Meeting on a quarterly basis.

Patrol Vendor Update

The Board of Directors instructed Management to request the Association's Patrol Company to attend the Board Meeting on a quarterly basis.

**UNFINISHED  
BUSINESS**

Entrance Holiday Lighting

Jim Domen presented California Christmas Lighting options to the Board of Directors for the holiday lighting at the entrances and club house. A motion was duly made Jim Domen, seconded by Carlos Rodriguez, and carried unanimously to approve California Christmas Lighting not to exceed \$2,000 which the scope of work shall be determined by Board of Directors.

Garage Door and Trim Painting

The Board of Directors reviewed the proposals received in regards to garage door painting and trim painting. This item has been tabled to the October meeting. The Board of Directors instructed Management to contact a painting company to outline a scope of work so the Board of Directors can determine how to phase the project.

Draft Budget / Reserve Study

The Board of Directors is reviewing the current Reserve Study and adjusting the proposed 2011 budget with the intent of not increasing the 2011 assessment.

**NEW BUSINESS**

Audit / Tax Returns Proposals

The Board of Directors reviewed the proposals from Inouye, Shively, & Longtin and Murphy & Murphy. Motion was duly made by Jim Domen, seconded by Fred Schultz, and carried unanimously to approve Inouye, Shively, & Longtin in the amount of \$1000.00 to conduct the 2010 year end audit and prepare the 2010 tax returns.

Insurance Renewal Proposal

Motion was duly made by Jim Domen, seconded by Fred Schultz, and carried unanimously to approve Roy Palacios Insurance proposal in the

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amount of \$35,959.00.

Bay Alarm Proposal

Motion was duly made by Jim Domen, seconded by Carlos Rodriguez, and carried unanimously to approve Bay Alarm proposal in the amount of \$1,250.00.

Delinquencies

The Board of Directors reviewed the September 17, 2010 delinquency report provided by Management. Motion was duly made by Jim Domen, seconded by Fred Schultz, and carried unanimously to move forward with the mini asset investigation for account #4802151680 and #4802161620. Motion carried unanimously.

Action List Update

Management presented a proposal from Protec Building Maintenance to add picket fencing to the top of the west side pool gate and fencing. The Board of Directors instructed Management to provide a proposal to add plexi-glass to the top of the west side pool gate and fencing.

**ADJOURN**

There being further Regular Session business to come before the Board at this time, the meeting was adjourned at 8:15 P.M. by Jim Domen, Board President.

**ATTEST**

Respectfully Submitted by Eric Fordyce, Manager of Community Services

**APPROVED**

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