

San Lorenzo Homeowners Association

February 2012 Newsletter

Dear Neighbor,

The San Lorenzo Homeowner Association ended 2011 in the black! Our annual audit showed a **profit of \$2,032**. This was presented and verified by Treasurer Fred Schultz, CPA and an independent auditing company who is a member of the American Institute of Certified Public Accounts and member of California Society of Certified Public Accounts. The Board approved the audit of the 2011 Annual Report and a copy is included in this mailing.

A BIG thank you to the over 30 neighbors who showed up to show their support for your San Lorenzo Board and support a community whose dedicated to truth and justice.

The San Lorenzo HOA Board is honored to serve you and the families throughout our community. In January/February, we continued to work diligently on your behalf to address the following issues to improve our quality life.

Fiscal Accountability

- January 2012 we end the month in the black around \$5,000.
- We continue to get the most “bang for our buck” in HOA dues through our ongoing emphasis of monitoring vendor performance and costs.
 - ✓ In summary, a new Board philosophy of demanding excellent vendor service while pursuing lower rates has resulted in \$3,174 total savings so far this year.
- Our new collections policy also continues to secure late HOA dues payments with \$7,506 received so far this year.

Quality of Life & Aesthetics

- Lighting Maintenance – The Board **voted unanimously** to proceed with a new vendor agreement to maintain community lighting.
- Deck Sealing Proposals – The Board scheduled presentations by vendors to consider cost and services. The Board approved the sealing of the decks in our community as recommended by the reserve study.
- Earthquake Insurance Coverage – The Board invited a representative from Farmers Insurance to summarize the current options and costs. After the options are discussed we'll allow the community to vote to determine whether or not to pay for the cost of insurance.
- Mulch Maintenance – The Board **voted unanimously** to approve a new vendor agreement to maintain the mulch throughout the community (the work has been completed).
- **Code of Conduct Policy** – The Board approved to ensure honesty, transparency and ethical practices when dealing with HOA matters. All members approved the new policy except Joe Capotrio.

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- FHA Certification – To help limit the number of future vacant properties in the community and maintain property values, **the Board voted 3-0** to extend FHA Certification. The certification was established at the time the San Lorenzo community was developed. Board Member Capotrio abstained.
- **The Board Unanimously Approved** to spend approximately \$4,000 from street reserves for GeoTech Testing for possible underground water issues.
- Annual Meeting Preparation – The Board set the Annual Meeting for April 9, 2012. The Board will conduct a regular meeting following the Annual Meeting and Election.
 - The Board recommends any excess funds to be rolled over to Operating.
 - Ted Lee (member) was appointed to serve as Ballot Inspector.
 - The adjourned annual meeting, if quorum is not met, will be in the May.
 - Community Legal Advisors will be present.

Board Member Joe Capotrio and His Letter

The personal letter sent by Board Member Joe Capotrio last month to the entire community included numerous personal opinions not shared by his colleagues on the Board. We were not afforded an advance notification of Board Member's Capotrio's intent to send the letter nor an advance copy as is the case for the monthly newsletter. While each resident is welcome to express their opinions we believe Board Members should strive to set a tone of civility in our discourse. Friends and neighbors can agree to disagree on decisions made by the HOA Board. Unfortunately the factual distortions in the letter are precisely the type of divisive rhetoric that only serves to undermine our goal for civility and quality service by your elected Board representatives. We believe Board Members should withhold comments pertaining to Board action to our monthly meetings and when an inevitable disagreement arise limit criticisms to that venue as well. In the end, we are all neighbors and should leave the mudslinging and attacks to the politicians.

During February's HOA meeting Joe Capotrio asked to be removed from our monthly newsletter and stated he would send a letter of apology to the community for writing a letter that did not reflect the correct financial stability of the San Lorenzo Homeowner's Association.

It continues to be a pleasure to serve you and our community ~ Your San Lorenzo Board.

President Jim Domen
Vice-President Carlos Rodriguez
Treasurer Fred Schultz, CPA
Secretary Jessie Ortiz