

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
January 26, 2011

President Susan Clarke called the meeting of the Board of Directors to order at 7:02 PM on January 26, 2011. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Susan Clarke, President; Alfredo Valverde, Vice President; Ken Klayman, Treasurer; Sean Ostler, Secretary; Sandra Sable-Mancuso, David Wiles and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Wayne Breise and Scott Carino.

I. Approval of Minutes

- A. Susan Clarke called for a motion to vote on approval of the minutes from November 17, 2010 with an addition to section III (e) stating: "When a homeowner makes a statement of a violation the Board as a whole will vote on the violation" as well as a change in year to section III (b) to 2011.
M/M/S/P (Wiles/Valverde) – Motion to vote on approval of the November minutes with change was approved unanimously.

II. Homeowner Open Forum

- A. City Representative- The new representative, Tim Taylor was present to introduce himself to the membership. Marisa Berumen has been transferred to the Del Cerro/Allied Gardens area.
- B. Steenerson Variances- Dan & Tammy Steenerson were present to request variances for an installation of a front rolling gate and side fencing. They requested a variance of 20ft for the gate installation near the street and were requested to come back with a new plan as this gate could be a safety issue with cars hanging onto the street when waiting for the gate to open. They also requested a 10 foot variance for installation of a new fence on the side of their property. This request was denied and the homeowners were notified that they could not install a fence within 20 feet of the street.
- C. Walk About-Lisa Smith presented information on a proposed committee to regularly walk the property and provide information on improvements that can be made and homeowners in violation of the rules. This would assist in providing Board members information on items of concerns that homeowners may not normally feel comfortable reporting. The Board agreed that this would be helpful but did not see that a formal committee would be necessary. Homeowners were encouraged to do the walk about.

III. Reports

- A. Board Vacancies: There was discussion of the need to fill the vacant seats previously occupied by Bob Leif and John Mullen.
M/M/S/P (Wiles/Benke) – Motion to appoint LJ Joyner and Dennis Collins to the open seats was approved unanimously.
- B. Community Park: There was discussion of installation of a possible "tot lot" in the community park for use by children. Susan volunteered to submit a survey to be included with the annual meeting packet to go out to the membership in the next month for homeowner feedback.
- C. Architectural Report: Sean Ostler reported that Kent Swedell has volunteered to join the architectural committee. APS to look into previous minutes to determine whether there is an opening as there was some confusion regarding a previous appointment of Dave Wiles. If Dave is not on the committee, consideration of Dave and Kent will be placed on the next agenda.
- D. Communications: Sandra reported that residents in the community have not been abiding by the leash law. The Board agreed to have Wayne arrange for installation of sign stating this requirement by the next Board meeting.
- E. Safety Report: David Wiles reported that speeding in the community is a serious problem. He would like to create an ad hoc sidewalk committee to address this issue. Susan will ask Tim Taylor for information regarding the City possibly lending a speed monitor to assist in resolving this issue. Dave suggested that a form be available for homeowners to describe vehicles speeding in the community. He also suggested that the association work on obtaining a method for detecting fires. He requested assistance with this issue. He has found a monitoring company but needs assistance in setting up sensors and obtaining a proposal for this service. Kent Swedell offered to help David Wiles with his fire project.

F. Social Chair Position: Susan expressed a need to fill the social chair position. Kent Swedell volunteered to be the chair of this committee. Jean Shea agreed to assist this committee as well at the annual meeting.

IV. New Business

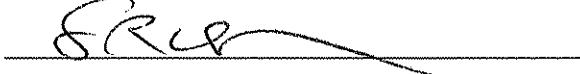
A. Board Meeting Change: Susan announced that the Board meetings will change to the first Tuesday of each month starting on May 3rd.

B. Violations: Kent Swedell requested that 4 RV's on lots 68, 18, 83 and 131 to be discussed for vehicle storage violation at the 2/23 meeting. Lot 202 owners requested an investigation of the RV parked on the street of lot 200.

V. Adjournment

A. Susan Clarke called for meeting adjournment at 9:15 pm. The next Board of Directors meeting will be held at 7:00 pm on February 23, 2011.

Submitted by: Tawny Tillinghast

Approved by:  (Secretary)