

ALVARADO COMMUNITY ASSOCIATION
Draft Board Meeting Minutes
April 12, 2011

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:00 PM on April 12, 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: Alfredo Valverde, President; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; LJ Joyner, Dennis Collins, Susan Clarke, Sean Ostler, David Wiles, Wesley Hinkle and Don Benke. A quorum was established. Kara McGrath of Associated Professional Services was also in attendance.

Absent: None

I. Approval of Minutes

- A. Wayne Breise called for a motion to vote on approval of the minutes from February 23, 2011 as is. M/M/S/P (Breise/Wiles) – Motion to vote on approval of the February minutes as written was approved unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman made the following motion: Ken Klayman, treasurer of the corporation, is authorized to open one or more accounts in the name of this corporation with One West Bank, and acquire one or more certificates of deposit in amounts and on terms acceptable to the treasurer. The treasurer and Alfredo Valverde, president of the corporation, are hereby authorized to sign a standard form of complete resolution required by said bank for opening a corporate account, showing them as the persons authorized to sign on behalf of the corporation on these accounts. M/M/S/P (Klayman/Wiles) Ken Klayman made a motion for the Board to authorize him to retain a company to perform a full reserve study for the association that does not exceed \$2,000.00. Any additional amounts would require it be brought to the Board for their decision. M/M/S/P (Klayman/Wiles) unanimously approved. APS will provide Ken Klayman with referrals to have a reserve study prepared for the association. Wayne Breise made a motion that last year's surplus of \$22,000.00 be put in the capital improvement fund. M/M/S/P (Klayman/Wiles) unanimously approved.
- B. Property Management: Nothing to Report
- C. Architectural Report: LJ Joyner reported that lot 63 and lot 109's architectural request has been approved regarding landscaping.
- D. Website: Nothing to Report.
- E. Rules Committee: Wayne Breise proposed that any rule changes to the rules and regulations require a motion to change the rule and be seconded and approved. Once the proposed rule is mailed out to membership, all comments will be recorded and the Board will vote to make their decision.
- F. Community Park: Don Benke reported that the large dead shrub on the west side of the community has been cleared away. The red bark near the gate and park will be replaced with more natural color tones and the landscaper will trim the tree located next to the speed limit sign. Wayne confirmed he had ordered two signs regarding dogs on leashes as well as replacing defective signs in the park.
- G. Street: LJ Joyner and Wesley Hinkle will look into pricing on replacement signs for the community and provide information to the Board. The street light on the corner of Toyon and Toyoff is not operating properly and will be repaired.
- H. Gate Operations: Dennis Collins reported that the computer for the gate needs to be replaced. He will provide the Board with a document to provide to new owners and owners that request it regarding the gate. Dennis suggested looking into fiberglass gates do to less wear and tear on the motors.
- I. Gate Renovation: LJ Joyner gave his presentation on the remodel of the planting work as well as the hardscape. L J Joyner made a motion to begin the gate remodel project per the plans he presented with the work not to exceed \$60,000. Plans include hardscaping, fence repairs, Guard house modification, lighting, signage, and hiring a Landscape Architect and then the landscaping. Any additional amounts would need to be brought to the Board of Directors for their decision. M/M/S/P (Breise/Wiles) unanimously approved.
- J. Communications: Sandra Sable-Mancuso will be the point of contact for any homeowner issues in which she will consult with all Board members regarding any issues.

III. New Business

- A. Speeding- An email will be sent out to all owners to remind them of the 25 mph speed limit in the community. Anyone seen driving over the speed limit may be fined.
- B. Rule #304- There was a brief discussion regarding motorhome rule (#304). LJ Joyner made a motion that the Board consider changing rule #304. M/M/S/P (Joyner/Wiles)
- C. Homeowner Input- Alfredo Valverde reported to all owners present at the meeting that any comments/input need to be submitted in writing and the point of contact is Sandra Sable-Mancuso. He also reported on the responses received to the 4 questions posed in the survey.

IV. Adjournment

- A. Alfredo Valverde called for meeting adjournment at 9:29pm. The next Board of Directors meeting will be held at 7:00PM on June 7th, 2011 at the board meeting.

Submitted by: Kara McGrath

Approved by: _____ (Secretary)