

ALVARADO COMMUNITY ASSOCIATION
Official Board Meeting Minutes
June 7, 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, David Wiles, and Wes Hinkle. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Don Benke and Sean Ostler.

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from April 2011 with an addition to include Alfredo's report on the survey results received.
M/M/S/P (Lusti/Wiles) – Motion to vote on approval of the April minutes with change was approved unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman reported that Sonnenberg has been selected to complete the annual reserve study. APS will follow up with Sonnenberg to set up meeting with Wayne Breise, Ken Klayman and Wes Hinkle. He also reported that there are currently 2 cd's earning .25 percent and one account has been closed since it was not paying out. As of May 31, 2011 the US Bank Checking has \$28,557.91 with reserves totaling \$435,660.98 and assets totaling \$464,218.89.
- B. City of San Diego- Tim Taylor was present representing Marti Emerald's office. He reported that fire engines are being restored within the next month, he is looking into renaming a section of Mesquite as requested to Yerba Anita and the police department is reorganizing and Alvarado Estates will be covered under the eastern division. Requests were made regarding responsibility of maintenance for the brow ditch previously discussed and Tim agreed to look into this further. Dave Wiles also asked that Tim look into using CACC resources, or City resources, into removing the dry brush & litter, from all areas on Montezuma and Fairmount
- C. Communications- Sandra Sable-Mancuso presented a report to the Board of Directors of residents that responded to the "How is Alvarado Estates Doing?" form and actions that still need to be taken to address requests. She also reported that 17 responses were received regarding the gate control.
- D. Architectural Report: LJ Joyner provided a written report to the Board with updates on lots 2, 4, 5, 50, 66, 85, T-13, 76, 41 and 53.
M/M/S/P (Wiles/Clarke) – Motion to have lot 4's fine lowered to \$1000 with the remainder of fines imposed suspended for one year based on compliance with the governing documents and credited after a year if compliance is achieved was approved unanimously by the Board.
M/M/S/P (Lusti/Wiles) – Motion to clarify representatives of the Architectural Committee as David Wiles, LJ Joyner, John Lusti, Sean Ostler and Mark Silva was approved unanimously by the Board.
- E. Rules Committee: Wayne Breise proposed suggested rule changes to section 3.04 to state: "Recreational vehicles may be stored on Association lots providing that they are at least 20 feet from the street frontage, are screened from front street views with structures or plantings approved by the Architectural Committee or the Board, and have current DMV registrations. Lot Owners are encouraged to work with the Architectural Committee to plan acceptable methods of compliance. The decision of the Architectural Committee may be appealed to the Board. The decision of the Board shall be considered final and non-compliance may result in fines being imposed as set forth in Rule 5.05."
M/M/S/P (Breise/Wiles) – Motion to send proposed rule to the membership for the required 30 day review period was approved with Wes Hinkle and Susan Clarke abstaining. APS to send notice.
There was also discussion of the need to review other rules that are not currently being enforced and Dennis Collins agreed to assist with this. APS to also follow up on letters sent to lot 47. A letter was previously agreed upon and should be sent.
M/M/S/P (Breise/Wiles) – Motion to review rules 3.06 was passed.

- F. Landscaping/Community Park: Jose Reynoso reported that Poly would complete curb cleaning and weed control on Yerba Anita and Palo Verde for \$1100.00.
M/M/S/P (Breise/Lusti) – Motion to instruct Poly to complete curb cleaning and have Jose Reynoso complete letter to be sent by APS to effected homeowners requesting a voluntary payment for the work was approved unanimously.
Wayne Breise presented a drawing displaying placement of the requested tot lot with improvements made based on dedications provided by the membership.
M/M/S/P (Hinkle/Wiles) – Motion to authorize Wayne Breise to spend up to \$1000 of the contingency fund to provide a more detailed presentation to the Board was approved with Dennis Collins, Ken Klayman, LJ Joyner, and Susan Clarke opposed.
- G. Streets: Wes Hinkle reported that he has taken an inventory of lighting, corrected the stop sign obscured on Palo Verde and Yerba Santa, authorized a street cleaner to start in July the second Wednesday of each month for \$266 a visit, and removed an unregistered van from the community. He also reported that vegetation growing onto the streets has become a safety issue. Wes will work with LJ to develop plan for new street signs hoping to continue the theme of the front gate with brick columns holding the signs.
- H. Social: Susan Clarke had nothing to report but that she is going to be on vacation for the Annual Association Social at the Park and she cannot plan it. Alfredo Valverde announced to the Board that Marti Emerald and Marty Block have requested to hold an ice cream social at the community in which they would provide the ice cream.
- I. Gate Operations: Dennis Collins reported that he found that the gate did not have a battery operated system to automatically open in case of a power outage. He provided a quote to the Board for installing one and will look into getting more quotes. He also reported that he will be creating a log for the gate attendants to log in and out as they take breaks to better monitor them. It was also reported that Yerba Anita does not have a working camera. He provided a proposal for a camera to be installed with an antenna placed on Ken Klayman's home to transmit to the guard house. The Board suggested that he look into using the camera already at the front entrance currently not being used and installed at Jose Reynoso's property.
M/M/S/P (Collins/Breise) – Motion to allow Dennis Collins to spend up to \$2000 to reuse camera install for use to monitor Yerba Anita was approved unanimously.
- J. Gate Renovation: LJ Joyner had Randy Toggart of Outside Matters provide a presentation of proposed landscaping to the front gate area.
M/M/S/P (Breise/Wiles) – Motion to approve proposed landscaping and gate renovation budget as presented with the fence repairs coming from the capital improvement fund and the street signs coming from the streets budget were approved unanimously.
- K. CACC: Jose Reynoso reported that the CACC meeting was scheduled for the day after the Alvarado Estates meeting. He requested the ability to email reports to the Board after each meeting and was granted approval. He also reported that the CACC has been working on a traffic remedy for Remington and Hewitt with a tear drop shaped island and he proposed that if this worked it may be a good idea to consider for Yerba Santa. He also reported that there is funding for Community Service and perhaps Alvarado Estates could take advantage of this and have assistance in cleaning up brush around the community. Lastly he reported that Collwood and Montezuma are scheduled for their sewers to be torn up shortly.

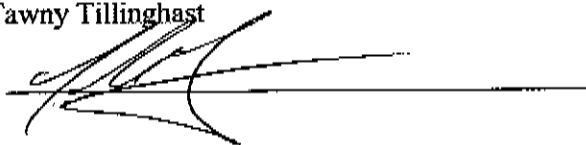
III. New Business-None

IV. Adjournment

- A. Alfredo Valverde called for meeting adjournment at 10:10pm. The next Board of Directors meeting will be held at 7:00PM on August 2nd, 2011 at the offices of Associated Professional Services.

Submitted by: Tawny Tillinghast

Approved by:



(Secretary)