

ALVARADO COMMUNITY ASSOCIATION
Draft Board Meeting Minutes
August 2, 2011

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:00 PM on August 2, 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 Crisafulli, David Wiles, and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Wes Hinkle and Sean Ostler were absent in person but present partially by phone.

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from June 7 2011 as written.
M/M/S/P (Lusti/Wiles) – Motion to approved the minutes as written was passed.

II. Reports

- A. Treasurer's Report: Ken Klayman reported that the Association currently has \$417,892.82 in total assets spread over various accounts. Sonnenberg has been chosen to complete the reserve study and the budget process will begin shortly in which all committee's should submit their budgets to Ken or Tawny. Ken also reported that the gate improvement project has cost just under \$77,000 to date with approximately \$11,500 coming out of the capital reserves and \$15,350.00 provided by donations. LJ to contact donators to see if they are interested in being recognized in the newsletter.
- B. Property Managers Report- Tawny Tillinghast reported that a homeowner has become delinquent by \$2042.00. They have received a pre-lien notice in which a lien could be approved. The Board agreed to first call the homeowner. David Wiles volunteered to do this.
- C. Communications- No report.
- D. Architectural Report: LJ Joyner provided a written report to the Board with updates on lots 2, 23, 50, 53, 66, 85 and 121. David Wiles informed the Board that after recent communication to a homeowner regarding architectural violations, he has received a response with an apology and intent to comply with the rules. Susan Crisafulli agreed to volunteer to help the homeowner work on reaching compliance.
- E. Rules Committee: Wayne Breise discussed the recent proposed changes to the rules that were sent out to the membership for the 30 day review period. He made a motion to table the rule change to 3.04 since he heard a petition was circulating among the membership. Instead of dividing the membership further, his motion included appointing a committee with varying opinions to come to an agreement on new wording. The committee will consist of Jim Call, LJ Joyner, Wes Hinkle, Marshall Lewis and Wayne Breise.
M/M/S/P (Breise/Lusti) – Motion to delete rule 3.06 in its entirety and replace with the following language: “Rule 3.06 Garages shall be used primarily for parking of vehicles. Vehicles are to be inside garages on Lot Owner’s driveway or within other housed or vegetation-screened locations. Garage doors shall be kept closed, except as reasonably required for access. No derelict or unregistered vehicles shall be stored in a fashion that is visible from the street or another Lot. No motorized vehicle or equipment may be dismantled, rebuilt, repaired, serviced or repainted unless such work is performed within an enclosed garage or other structures that completely screens the sight of such activity from the street, and neighboring dwellings.” was approved with Susan Crisafulli, Sean Ostler and LJ Joyner opposed.
M/M/S/P (Breise/Collins) –Motion to remove sections in Rule 4.02 (b) “for a fee of \$25 each” and 4.02 (c) “for a fee of \$75 each” and replacing with “for a fee as established from time to time by the Gate Committee” was approved unanimously by the Board.
- F. Landscaping/Community Park: Don Benke reported on new plants installed at the park as well as the intent to add potted plants as well. There was a bee issue in a valve box as well but that has been taken care of. In addition, a new sprinkler line will be added and sprinklers will be repaired and some fertilizer will be added to make vegetation screen more private along eastern side of community park. Wayne Breise reported that the first wedding for Alvarado Estates is scheduled for August 28th in the park. He also presented drawings for a proposed tot lot at the east end of the park. There was discussion regarding effected neighbors, a need for a possible bathroom, noise and privacy as well as the need to provide an area that brings together all residents of the Community and not just the children. Wayne will develop another committee to come to back to the

- Board with an alternate plan to the one proposed. Dave Wiles reported that paint is peeling off the gazebo in the park. He has arranged for a handyman to scrape this off at a cost of \$20.00 to the Association.
- G. Streets: Wes Hinkle's report was presented by Susan Crisafulli. She reported that the first street cleaning was completed but questioned the need to clean Yerba Anita. A homeowner that lives on Yerba Anita reported that this area is taken care of by the City. She also reported that a bid has been received for Le Barron and will be given to Wayne Breise, Amp Electric replaced two light bulbs and that homeowners walking the streets with signs seems to have brought an awareness to speeders in the Community. Drivers were clocked with few going over the speed limit.
- H. Social: Alfredo Valverde presented Michele Joyce's report reminding homeowners of the ice cream social scheduled for August 7th. Live entertainment will be provided by Greg of Urban Pools. Michele is also working on reviving the home tours, annual picnic and a possible happy hour for adults.
- I. Gate Operations: Dennis Collins reported that the guards have been switched around lately with no notification. Calls were made to the company requesting notifications and still none has been received. Cards have been requested to give to visitors with the date written on them and Dennis provided the station with a fire proof filing system for all of their paperwork that has been lying around. Owners were encouraged not to report issues like sprinkler leaks to the attendants as this is not their responsibility. Dennis reported that an invoice was recently received by the House of Automation for electrical work done that was extremely excessive. He suggested not paying it and seeking other vendors. Alfredo will call Lee at the House of Automation regarding the bill. Lastly, it was reported that the camera installation on Yerba Anita should be completed next week. There was discussion regarding charging for viewing any videos.
- J. Web Publisher: No report.
- K. Gate Renovation: LJ Joyner reported that the gate renovation is complete but there were suggestions from homeowners to add additional lighting, pots and succulents to enhance this area further.
M/M/S/P (Joyner/Wiles) – Motion to approve LJ spending \$700 for additional lighting, succulents and pots for the gate renovation.
- L. CACC: Jose Reynoso was not present to provide a report but Alfredo Valverde reported on a recent issue with a homeowner and complaints of too many tenants at the property to include tenants living in a recreational vehicle. The homeowner was present to address concerns. All concerns are suggested to be sent to the owner in writing to have addressed. If they are not addressed, the Board will take further action.

III. New Business-None

IV. Adjournment

- A. Alfredo Valverde called for meeting adjournment at 9:20pm. The next Board of Directors meeting will be held at 7:00PM on October 4th, 2011 at the offices of Associated Professional Services.

Submitted by: Tawny Tillinghast

Approved by: _____

(Secretary)