

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

May 1, 2012

7:00 pm

Vice President Wayne Breise called the meeting of the Board of Directors to order at 7:00 PM on May 1, 2012. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Wayne Breise, Vice President; Ken Klayman, Treasurer; Dennis Collins, LJ Joyner, Susan Crisafulli, Wes Hinkle and David Wiles. A quorum was established. Stephen Jones and Jeanette Schmidt of Associated Professional Services were also in attendance.

Absent: John Lusti, Alfredo Valverde, Don Benke, and Steve Neu.

Dianne Jacobs, County Supervisor, introduced herself and explained her work and offered her assistance to the Association for matters addressing her department.

I. Approval of Minutes

A. Wayne Breise called for a motion to vote on approval of the minutes from February 7, 2012 meeting as written.

M/S/P (Breise/Crisafully) – Motion to approve the minutes as written was passed unanimously.

II. Reports

A. Treasurer's Report: Ken Klayman reported that the Association finished their fiscal year within the budget, even with a surplus of about \$500. The question occurred how to use it, the discussion was tabled to the next Board Meeting. Ken will give a more detailed report next meeting because of the changes from cash to accrual basis. Furthermore he stated that the US Banks checking account displays a good amount of money. The discussion about an audit will be discussed at the next meeting.

B. Property Managers Report: No report.

C. Architectural Report/ Landscaping: LJ Joyner reported that Lot 66 requested that their landscaping be postponed until fall, request was granted. The Architectural Committee received a complaint regarding lot #4 which was denied after the Architectural Committee checked and found no issue. Also the Committee took care of the Graffiti issue.

Marti Emerald, City Councilmember, was introduced and she explained the work she does in her district. Her main focus is set on improvements in City Heights. Two Board Members mentioned their concerns about projects in this area. Wes requested to have a cover provided for the bus top on Montezuma and LJ expressed a need to slow the speed of cars on Montezuma due to the number of crashes that have occurred.

D. Community Park: The Vice President informed the other Board Members about the progress of the playground. The area was prepared cover the ground with woodchips to fulfill the requirements of the State/City. Furthermore the ground will be evened with the woodchips and it is planned to build on the lower side a small rock wall. LJ mentioned his concerns about the price of the woodchips. Wayne responded that he did a lot of research and the woodchips are the cheapest option on the long term perspective. A certified company will place the construction to make sure that all requirements are fulfilled. Ken mentioned his worries about changes of the Association's Insurance coverage. Wayne informed that the Association will contact the Insurance as soon as the project is done. Also the Insurance will be notified about the rock wall and asked if any safety issues could occur. LJ suggested to put inexpensive lightening next to the playground and volunteered to install those. Stephen suggested waiting until the inspection to see if there are certain requirements which apply. Susan Crisafulli asked Wayne if he could provide a colored copy of the draft for the playground, he agreed to send it to them by email.

E. Gate Operations: Dennis reported that several rollers of the gates need to be replaced. Furthermore the chains on the east side gates are rusty and lose as well as twisted at the entrance gates therefore they have to be maintained. The transmission gears at the gates on the left side of the property have to be replaced. Also the

wiring in the guard house will be a project in the next future. LJ made the suggestion to buy caps for all the gates to walls in advance so they are available for future repairs due to vehicles hitting them. The other Board Members agreed; they will be purchased with money out of the maintenance account.

Dennis also provided bids for two different security companies: US Security (\$14 per hour/3 year contract) and Elite Security (\$14.26 per hour/ 3 year contract). His recommendation was to stay with US Security which would save money with the advantage of not having a change. The Board agreed with him but discussed if the front gate guide needs to be changed because of several complaints about his behavior. The Board decided to observe if the problem will resolve; Susan offered to have an unofficial talk with him about the issue.

Dennis made the motion to renew the contract with US Security, LJ seconded and the Board agreed unanimously.

- F. Newsletter Editor: Susan stated that a lot of Homeowners would like to receive the Newsletter only as electronic version and by mail and email. Wayne explained that the Newsletter was implemented to solve a lack of communication and to assure that everyone receives it they made the decision to send a paper and electronic version to every Homeowner.

It was brought up that **Volunteers for articles are greatly appreciated!!!**

- G. Streets: Wesley presented bids for the different steps for maintaining the street. The first step would be to repair the asphalt at La Barron Street, George Weir Asphalt Construction, Inc. scheduled to begin the work on Monday, May 7, 2012 at a price of \$64,345.90. "Stop" will be painted on LeBarron once work is finished for \$250. Every Homeowner who is affected will receive a notice on their mailbox/ door before the work starts. Furthermore Mallari Construction is tentatively scheduled to construct eight columns at new sign and stop signs posts the week of May 7, 2012 for \$9598.06. Ken mentioned his concerns about the funds for the improvements. Stephen suggested to take the \$9000 out of a contingency account and add it to the next reserve study; like this the association has a buffer. Dennis was wondering if the Insurance would change but the other Board Members did not have concerns about this.

David motioned to approve the money, LJ seconded and the other Board Members agreed unanimously. The decision about the striping and sealing of streets was tabled to the next meeting.

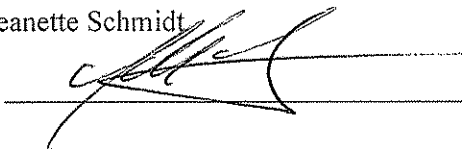
- H. Social: LJ presented the work of the social committee on behalf of Michele. There were no new neighbors to report. The home tour is planned for September. The home tour is going to start with a slide show and informal lecture by Keith York from Modern San Diego, with a tour of 2- to 3 homes, anyone interested in having their home included on the tour should contact Michelle Joyce. This year's Ice Cream Social will coincide with the grand opening of the tot lot, details and date to follow. Prior to that date there will be signs put up which show the way to the location. Next year the plan is to do a garden tour with lecture on low water and no water plantings.

III. Adjournment

- A. M/M/S/P (Breise/Wiles) Wayne Breise called for meeting adjournment at 8:55pm.

Submitted by: Jeanette Schmidt

Approved by: _____



(Secretary)