

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

February 5, 2013

7:00 pm

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:00PM on February 5, 2013. 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, Wes Hinkle, LJ Joyner, Dennis Collins, Don Benke, Steve Neu and David Wiles. A quorum was established. Amber Myers of Associated Professional Services was also in attendance.

Absent: Susan Crisafulli

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from December 4, 2012 meeting as written. M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman reported that the Association's US Bank checking has about \$25,600. There are currently two CD's totaling around \$110,000 in the money market account and \$230,000 in the Wells Fargo Securities account. The association has a surplus, with the final amount to be reflected in the audit being prepared by Stephen Demaine.
- B. City Of San Diego Marti Emerald's Office: Chris Pearson presented information on a recent newsletter. He will speak to Board Members about a concern about a broken pipe in the community to prevent future erosion.
- C. Property Manager's report: Amber Myers, the association's new representative was present at the meeting. Tawny Tillinghast is no longer with Associated Professional Services and Amber will now be representing the Association.
- D. Election Report-Wayne Briese presented the nominations for 2013. Don Benke has resigned from the Board of directors. Nominations for 2013: David Wiles, Wes Hinkle, John Lusti, Ken Klayman and Jose Reynoso. M/M/S/P (Benke/Wiles) Motion to appoint Jose Reynoso to fill the remainder of Don Benke's term was approved.
- E. Architectural Report- LJ Joyner presented the Architectural Committee is focusing on different areas to enforce the CC&Rs and Architectural rules of the community. They are also working to assist homeowners in small projects by finding vendors that will install approved home modifications for a flat rate, for example, mail boxes. In addition, the association will begin "Neighbor Beautification Awards." More information will be provided in the newsletter.
- F. Community Park – No report.
- G. Gate Operations – Dennis Collins reported the exit gate roller will be replaced and the association will mark with white paint the treadle so that homeowners will have an easier time exiting the property. Gate attendants will remind visitors of the 25mph speed limit within the community.
- H. Landscaping – Don Benke reported a few trees were removed and the stumps ground. A bid has been obtained for additional work to be completed on 8-10 pines near Yerba Santa. Don will forward the bid to Jose Reynoso. Jose Reynoso will also look into the water bill increase that was notified by APS.
- I. Newsletter/Security – The next newsletter will be included with the annual meeting notice. No report for security.
- J. Streets – Wes Hinkle will obtain bids for resurfacing the streets by the end of February for work to be completed by the end of summer.
- K. Social – Michele Joyce would like the Board to recognize a member of the community, Alberta, for a "Best Neighbor" award.
- L. Web Publisher- No report
- M. CACC - Jose Reynoso presented the Montezuma Trail as part of the Montezuma Beautification Project. The plan features a walking trail, a bike lane, several art work display areas and landscaping. The project hopes to improve walkability and safety along Montezuma from Fairmount Ave. to 55<sup>th</sup> St all while improving the

appearance of the street. Applications to join the efforts of the CACC can be found at [www.collegearea.org](http://www.collegearea.org). More information will be presented in the newsletter.

III. New Business – None

IV. Public Comment – An issue was brought up regarding limiting the types of dogs in the community. It was suggested the issue be raised during the annual meeting so an informal polling of the members can be taken before moving forward.

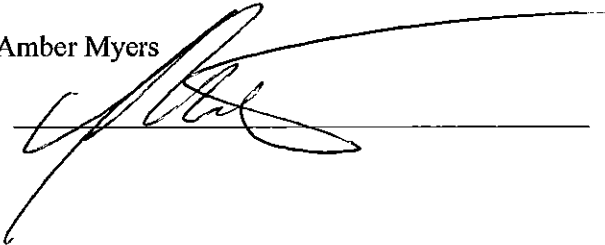
V. Adjournment

A. M/M/S/P (Valverde/Joyner) Alfredo Valverde called for the meeting adjournment at 8:23 pm.

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Submitted by: Amber Myers

Approved by: \_\_\_\_\_



(Secretary)