ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes April 2, 2013

The meeting of the Membership was called to order by President Dennis Collins at 7:03 pm on April 2, 2013. The meeting was held at the Offices of Associated Professional Services at 7007 Mission Gorge Road #201 in San Diego. Board members present were: Dennis Collins, President; Ken Klayman, Treasurer; Wes Hinkle, Don Benke, LJ-Joyner, and David-Wiles. Also-present was Amber-Myers of Associated Professional Services. A quorum was established with 7 members present.

Absent: Wayne Breise, Vice President, and John Lusti, Secretary, Susan Cristafali, Jim Joyce

- I. Approval of Previous Meeting Minutes
 - a) Wes Hinkle called for a motion to vote on approval of the minutes from February 5, 2013 meeting as written. M/M/S/P (Hinkle/Wiles) Motion to approve the minutes as written was passed unanimously.
 - b) Wes Hinkle called for a motion to vote on approval of the minutes from March 9, 2013 meeting as written. M/M/S/P (Hinkle/Wiles) Motion to approve the minutes as written was passed unanimously.
 - II. Treasurers Report Ken Klayman reported that the Auditors Report distributed at the annual meeting will be used to update the financials. Ken also reported the association currently has approximately \$100,000 in CDs with One West Bank 5 CDs in Wells Fargo with different expiration dates through March 2014. At the annual meeting the Members voted to allow the Board to decide how to use the surplus. The Board voted to move the 2012 budget surplus to capital investments for the association and this transfer will also be reflected in the financials.
- III. Tim Taylor for Marti Emerald's office Absent

Committee Reports:

- IV. Property Managers Report: New owners have been reported. APS will be in contact with the Social Committee in order to update them of new homeowners.
- V. Architectural Report LJ Joyner reported that lot 11 has requested a second garage. The architectural committee has requested drawings to be able to approve the potential set backs on the lots. Lot 68 on Palo Verde returned a response to the letter requesting the architectural application. Lot 73 Realtor Signs have been placed in the area in an attempt to divide the property into 4 lots. Several lots are not included in the association. The lot lines on the poster do not match the lots lines by the county.
- VI. Community Park Wayne Breise None
- VII. Gate Operations Dennis Collins presented that a new motor had been purchased for the gate.
- VIII. Landscaping Jose Reynoso present that several of the trees along Yerba Santa and near the park have not been trimmed or shaped in many years. Jose shared a quote to thin the trees toward the bottoms and the bushes on Yerba Santa toward Montezuma. This will allow cars leaving the property to be able to see the traffic better. The brush near the property will have the brush removed as well. (M/M/S/P) The Board approved the trees along Yerba Santa and near the park be trimmed for a bid of \$3,000 by Philips Tree Service & Landscape (Hinkle/Wiles)
- IX. CACC Jose Reynoso reported an update on the recent CACC Meeting. The City is working on an update for the bike lanes in the area along the proposed Montezuma Trail. An area along

- Collwood was painted to designate the bike lanes, but the City is looking for alternate options for this area. The Montezuma Trail and beautification project are still under consideration by the City and the CACC meeting will be continued on Wednesday.
- X. Newsletter/Safety David Wiles reported on the update from the annual meeting regarding restricting of Pit Bulls breeds from the community. Several options were discussed and the next newsletter will include a survey of the owners. Survey topics include desire to ban pit bulls, desire for a dog park and other dog related questions. It was offered that a dog park in the community would increase the familiarity of dogs in the community.

-Ken Klaymen left the meeting. -

- XI. Streets Wes Hinkle finalized the bids to have all the streets in the community repaired. The Bid will apply hot rubber crack filler, remove and replace cracked sections with 4" of asphalt, to clean and apply one coat of golden state seal. (This seal is for roads in good condition.) They would like to begin work in the end of April. After 30 days the sealer would be applied. After the sealing has dried the roads will be re-stripped & stop signs lines painted. (M/M/S/P) Motion to approve the bid for George Weir Asphalt in the amount of \$51,150 to complete the crack fill, replacing of deep cracks as well as a coat of Gold State Seal on the roads in association passed unanimously. (Reynoso/Neu)
- XII. Social—Justine & Sandy are now on the Social Committee. The committee proposed the date of Sunday May 19, 2013 for the ice cream social and introducing root beer floats. \$3,000 is the budget for the social committee including the fall picnic.
- XIII. Web Publisher No report
- XIV. New Business None.
- XV. Public Comment None.
- I. Adjournment.

(M/M/S/P) The meeting was adjourned at 9: 25pm. (Reynoso/Joyner)

II. Future Meetings -

The next Board meeting is scheduled for June 4, 2013 at 7pm in the offices of Associated Professional Services. Following 2013 meetings will be held August 6, 2013, October 7, 2013 and November 5, 2013 at 7:00pm in the offices of Associated Professional Services.

Submitted by: Amber Myers Associated Professional Services

pproved by: (Secretary)