

**ALVARADO COMMUNITY ASSOCIATION**  
Board Meeting Minutes  
June 4, 2013

The meeting of the Membership was called to order by President Dennis Collins at 7:00 pm on June 4, 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; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Wes Hinkle, LJ Joyner, Susan Crisafulli, Jose Renyoso, Steve Neu, David Wiles, and Jim Joyce.

A quorum was established with 11 of 11 members present.

Also present was Amber Myers of Associated Professional Services.

**Approval of Previous Meeting Minutes:**

Secretary John Lusti called for a motion to vote on approval of the minutes from April 2, 2013 meeting as written. M/M/S/P (Lusti/Wiles) – Motion to approve the minutes as written was passed unanimously.

**Presentations:**

**Public Works Sewer Group**

Mathew DeBeliso presented from the City of San Diego Public Works Department. In December the City will be trenching of the streets to replace sewer lines throughout the community due to their age. Some lines will be abandoned and will be moved out of landscaped areas and driveways. The new lines will be moved to the center of the street while some will be replaced in their place. The holes will be filled and the roads will be slurried with asphalt after the construction. The work will begin in December of 2013 and continue until approximately February 2015. There will be no interruption in sewer service from the construction; however there may be equipment on the sides of the street during the work. Since a portion of the construction will be through the front gate the Board will look into adding a full service bathroom to replace the gate attendants' portable restroom.

**City Council Presentation**

Representative Marti Emerald's office – Absent

**Committee Reports:**

**Treasurers Report/Budget Information:** Ken Klayman reported on the financials of the Association are looking healthy.

Ken Klayman contacted AT&T regarding the phone lines and current DSL line connection to the gate attendant kiosk. The current bills are running \$180-\$190/month. AT&T offered a new one year contract, with a price lock of three years. The plan would include two phone lines and an AT&T Uverse internet connection with an approximate savings of \$78 a month or approximately \$900 per year. (M/M/S/C) The Association will move forward with a one year contract with AT&T for the gate phone, and guard house phone line and the Uverse internet connection. (Hinkle/Crisafulli)

The discussion of how to use the \$21,000 surplus from the 2012 fiscal year was tabled until a later meeting.

The Association had a Full Reserve Study completed in 2011, for the 2012 fiscal year and a full reserve study is only needed every 3 years in accordance with California Civil Code.

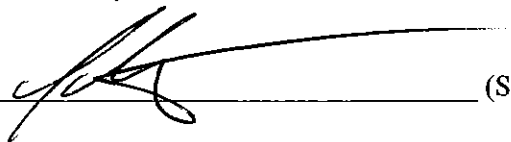
(M/M/S/C) The Board will retain Sonnenberg to complete the 2014 reserve study update for the 2014 fiscal year.(Breise/Lusti)

(M/M/S/C) The Board approved a lien on 461-291-02-00 on the condition that if no payment is received within 10 days a 30 day notice will go to the homeowner requesting payment, and at the end of the 30 day deadline, if no payment still has not been received, a lien will be filled.(Klayman/Joyner)

- I. **Property Managers Report:** Amber Myers reported several violation letters were mailed. APS will check on collections of an inactive account previously filled.
- II. **Architectural Report:** LJ Joyner and Susan Crisafulli reported that several architectural applications were submitted since the last meeting. The committee approved a shed removal and replacement. A house painting was approved. Plans to enclose an existing carport are being reviewed to determine if the plans are within the setbacks set forth by the governing documents. Another application was submitted, but as the application is not complete, the Architectural committee will wait for further information before plans are approved. One lot remains in violation and the Architectural Committee recommended that fines be applied to the homeowners' account – To be discussed in executive session.
- III. **Sidewalk & Pit Bull Liability:** Wayne Briese reported that he spoke to the Association's insurance agent regarding the different liabilities of repairing the trail head near the beginning of the property and the banning of pit bulls. Currently there is no certainty of legal liability on either issue for the Association. The current insurance policy would defend in the event of a lawsuit in either event. A motion was made to allocate an amount not to exceed \$4,500 from the contingency fund to enhance the asphalt trail from Montezuma to the gate. (Breise/Neu) Motion Failed. The Board discussed the ban of Pit Bulls within the community. The current rules of the Association protect all owners against *any* dog that is a danger from being in the common areas. In the event a dog poses a danger, local animal control services should be contacted first, and additionally reported to the Board.
- IV. **Gate Operations:** Steve Neu reported that he has been working on proposals to upgrade the exit gate due to frequent problems due to its use. Proposals for adding gate arms to the exit area similar to the entrance gate will be collected to reduce the wear on the exit gate gears. The City's sewer pipe replacement is scheduled to go through portions of the gate entrance, so major replacement will be on hold until that is finished. Gate clickers and stickers are not refundable. Windshield stickers are affected by the amount of sun they are subjected to and do eventually wear out.
- V. **Landscaping, Park & CACC:** Jose Reynoso reported that the pots on the columns will be replaced with plastic pots of a similar look and will be bolted to the post and repaired. Marti Emerald's office installed a new street light for safety. Jose Reynoso will include an article for the community newsletter to recruit for the CACC. The Montezuma Trail will be reported on at the next CACC meeting. The CACC is pushing to have the Montezuma Trail remain as the number one improvement on the College Area Beautification list.
- VI. **Newsletter/Safety:** David Wiles reported that the newsletter is nearly finished for mailing.
- VII. **Streets:** Wes Hinkle reported that the street sealing project had begun but that once it was discovered that the streets will be trenched for the City's sewer project the project was put on hold until after the sewers and under grounding of their piping is completed.

- VIII. **Social:** No report.
- IX. **Web Publisher:** No report.
- X. **New Business:** None.
- XI. **Public Comment:** None.
- XII. **Adjournment:**  
(M/M/S/P) With no further business to discuss the meeting was adjourned at 9:56 PM to discuss violations in executive session. (Breise/Hinkle) 9:56 PM
- XIII. **Future Meetings:**  
The next Board meeting is scheduled for Tuesday August 6, 2013 at 7pm in the offices of Associated Professional Services. Following 2013 meetings will be held October 1, 2013 and November 5, 2013 and December 3, 2013 at 7:00pm in the offices of Associated Professional Services.

Submitted by: Amber Myers – Associated Professional Services

Approved by:  (Secretary)