

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
August 6, 2013

The meeting of the Membership was called to order by President Dennis Collins at 7:02 pm on August 6, 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; LJ Joyner, Susan Crisafulli, Jose Reynoso, Steve Neu, and David Wiles; Absent: Wes Hinkle and Jim Joyce

A quorum was established with 9 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 June 4, 2013 meeting as written. M/M/S/P (Lusti/Wiles) – Motion to approve the minutes as written passed unanimously.

Presentations:

City Council Presentation

Representative Marti Emerald's office – Absent

SDSU Police Department- Lieutenant Josh Mays from SDSU Police Department presented on several on going issues affecting the community. The SDSU Police Department officers are state employees and they are not limited to the campus. Because the SDSU PD department has overlapping jurisdictions with SDPD it allows for increased coverage and faster response within the Alvarado Community. Topics discussed were illegal dumping in the canyons, as well as encampments in the canyons. Calls reporting problems should be made to SDPD first to properly record any events. If SDPD does not have adequate patrol cars in the area they may then in turn contact SDSU PD for further assistance. At the beginning of the semester at SDSU, the PD has "Maximum Enforcement Events" where there are increase patrols and staffing, including patrol cars, bicycle officers and walking patrols. During the increased staffing times for the Maximum Enforcement Events, SDSU PD will be able to assist further. They will assist when possible during these increased staffing times. Maximum enforcement events are several times during the year, at the beginning and end of semesters as well are near major holidays.

The SDSU non-emergency line is: 619-594-1991 SDSU
Specific concerns can be directed to Lieutenant Josh Mays by email at jmays@mail.sdsu.edu or by phone at 619-594-7851.

Committee Reports:

Treasurers Report/Budget Information: Ken Klayman reported on the financials of the Association. The financials of association are currently healthy with no deficit reported.

BUDGET: Committee budget proposals need to be submitted by the beginning of September to Ken in order to allow time for preparation for a final draft to be submitted to the Board at the October meeting for final review. The Board discussed the difference between the budget items and reserve items.

M/M/S/C The Board will engage Sonnenberg to prepare a Level 3 Reserve Study update for the upcoming year. (Breise/Wiles)

- I. **Property Managers Report:** Amber Myers reported on the outcome of the Dog Park votes received by APS. 32 votes in favor, 5 opposed and 1 abstention. 10 additional yes votes were received by the Board of Directors. Additionally, several Architectural violation letters were prepared and mailed on behalf of the Architectural Committee. The annual Yerba Santa Clean Up letters were also mailed and many homeowners have responded already with payment.
- II. **Architectural Report:** LJ Joyner and Susan Crisafulli reported that several architectural applications were submitted and reviewed by the Architectural Committee. An injunction will be served to a homeowner for continuing building without Board approval after several requests to cease work at the property. Two homeowners submitted plans for garages. Due to their location near the property line the Architectural Committee brought the vote to the Board for final approval.
(M/M/S/C) The Board approved a variance on the setback in the direction of the street for lot #11 to allow a third car garage subject to final design submission and any required City Permits. (Joyner/Wiles)
(M/M/S/C) The Board approved a variance on the setback in the direction of the lot line for lot #26 to allow an existing carport to be converted into a garage subject to final design submission and any required City Permits. (Breise/Wiles)
- III. **Dog Park** – In total, 42 “Yes” votes, 5 “no” votes and 1 abstention were received from the vote on the addition of a fenced in Dog Park to the existing park within the community. Based on the homeowner votes, the Board approved LJ forming a Dog Park Committee with a plan that includes concept drawings, research liabilities, costs, and any City Regulations that apply to be presented to the Board. The Park will be funded by donations from the community.(M/M/S/C) (Crisafulli/Neu) (Klayman and Breise abstain.)
- IV. **Montezuma Trails** – Wayne Breise reported on beautification of Yerba Santa to Montezuma trail project. The Project is currently one of the top five projects that would be paid for by the SDSU “\$1 per Ticket Fund”
- V. **Gate Operations:** Steve Neu reported that gate has had continued break downs and required increased regular maintenance due to the age of the gate. The Gate Committee will obtain bids for major repairs on the gate, up to and including replacement for the Board to review. One proposed item is the addition of gate arms to the exit. Like the entrance, this would assist in the reduction of gate maintenance due to the decreased use of the large rolling gate.
- VI. **Landscaping, Park & CACC:** Jose Reynoso reported on the planters on at the entrance of the property and their replacement. They will be replaced with cast concrete planters of similar design. The planters will be affixed to the columns, with drip irrigation and new cascading plants. The hope is the new, tougher planter will resist the continued vandalism that has been experienced in recent months. CACC - the Montezuma Trail is on the list for the dollar per ticket fund. In addition, the City’s Capital Improvement Fund will be reviewing the CACC’s high priority project list. Last year, the Montezuma Trail was at the top of the list and remains as a high priority project. Wednesday September 11th, the CACC will be holding a public meeting reviewing the top projects for funding.
- VII. **Newsletter/Safety:** David Wiles discussed possible ideas to reduce encampments in the canyon. The Board approved a \$1,000 budget to be allocated toward reducing encampments in the canyon areas. (Wiles/Joyner)

- VIII. **Streets:** No Report.
- IX. **Social:** No Report.
- X. **New Business:** Susan presented on behalf of Wes Hinkle regarding temporary placement of American flags along the Park curb line for National Holidays. The proposal includes 10 flags placed along the curb line 9 days out of the year on National holidays on 9' poles with permanent anchors. The Board also discussed the option of a permanent flag in park opposed to temporary flags for holidays.
- XI. **Public Comment:** A homeowner commented that there has been a Recreational Vehicle parked in the community that is visible from the street. Per the rules of the community, these vehicles should not be visible from the street while stored.
- XII. **Adjournment:**
(M/M/S/P) With no further business to discuss the meeting was adjourned at 9:41 PM.
- XIII. **Future Meetings:**
The next Board meeting is scheduled for Tuesday October 1, 2013 at 7pm in the offices of Associated Professional Services. Following 2013 meetings will be held 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)