

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

October 1, 2013

The meeting of the Membership was called to order by President Dennis Collins at 7:02 pm on October 1, 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 Briese, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Jose Reynoso, Wes Hinkle, LJ Joyner, Steve Neu, and; Absent: and Jim Joyner, Susan Crisafulli, David Wiles

A quorum was established with 8 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 August 6, 2013 meeting as written. M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written passed unanimously.

Presentations:

City Council Presentation

Chris Pearson reported on behalf of Marti Emerald's office.

The special election for San Diego Mayor is coming up in November to fill Filner's place.

City Council is considering synchronized video cameras installed along Montezuma at the traffic lights to help synchronize traffic along the road and clear up congestion for the congested times of the day and during large events.

Many of the communities near SDSU have been experiencing problems with mini dorms and parties. The San Diego Police department is looking into investing in 5 bikes for use to patrol the area. Pacific Beach and Mission Beach currently use bikes instead of cars in the area for breaking up parties. The bikes will run between a cost of \$1000 and \$2000 depending on the accessories the bikes are equipped with and will be used to assist in breaking up with Parties because they are more difficult to detect by offenders on their way to investigate complaints.

SDSU Police Department- Captain/ Acting Chief Lamine Secka reported that the SDSU department is working to reach out to communities in the area as a result of the large number of students in the area. The primary jurisdiction for the SDSU Police Department is campus and one mile surrounding. If homeowners are experiencing any problems as a result of the student in the area they can reach out to SDSU Police Department directly all other complaints should be directed to San Diego Police Department that uses SDSU's force when necessary.

Briana Drost – Community Liaison and Dispatcher for SDSU was also present.

Committee Reports:

Treasurers Report/Budget Information: Ken Klayman reported on the financials of the Association. The financials are currently looking good with a very healthy reserve fund. Ken provided the draft budget for review based on the numbers reported from committee members. The Board discussed that there may be a potential change in assessments based on the categories of the lots and the association's current funding level.

- I. **Property Managers Report:** Amber Myers reported that the lot with the Architectural violation has not presented any further information in contestation of the violation and work continues on the property.
- II. **Architectural Report:** LJ Joyner reported that several homes are currently under construction. Several homes are undergrounding their power in accordance with the Architectural Guidelines of the Association.

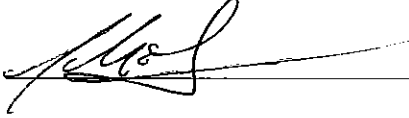
Dog Park: LJ Joyner also presented on the plans for the Dog Park. The plans include a fenced area in the park that would allow dogs in the community to run off leash. The presentation included draft rules, costs for maintenance, information on permits and needed insurance. The Board suggested benches be included in the plans and that homeowners could sponsor individual benches. M/M/S/C The Board voted to move forward with the Dog Park Development subject to adequate volunteer funding, and final design approval. (Breise/Reynoso)

A homeowner presented the architectural plans and renderings of his final home. Plans have already been approved by the Architectural Committee.

- III. **Montezuma Trails & CACC Projects:** Wayne Breise presented on the CACC and progress on the Dollar Per Ticket Fund. The primary competing project is a Traffic Remediation Project planned for Montezuma. The project would include fiber optic cables and cameras on the lights in the area and would help to control the heavy traffic periods on the road. The benefits to the community would be limited to heavy traffic periods. The Montezuma Beautification Trail project would have a longer lasting benefit to all in the community as it includes visual improvements, bicycle improvements as well as improved bus stops and walkability in the area. If approved, the Beautification concept would extend as far down to El Cajon Blvd as practical. This proposal will also help to improve the acceptance of the project by the community and planning commission.
- IV. **Gate Operations:** Steve Neu reported that they are working on bids for gate arms and new computer systems for the entrance. The current system is no longer being manufactured so the computer system and wiring will be replaced. With an improved system, the hope is that some of the gate attendance hours would be reduced to offset the cost of system. The estimated cost is \$15,000 to \$20,000 for a new system and wireless cameras installed throughout the community.
- V. **Landscaping/Park** Jose Reynoso reported that he is obtaining bids for replacing the irrigation in the planters. The bids will install drip lines instead of regular irrigation which will reduce water waste and water costs.
- VI. **Newsletter/Safety:** John Lusti reported on behalf of David Wiles. A newsletter is planned before the December Holidays. He also reported on Safety and the patrol of the canyons for encampments. There will be quarterly sweeps of the canyon to remove trash left behind by the encampments.
- VII. **Streets, Sewer** Wes Hinkle reported that the sewer repair will begin in January. The Board is working to have the SDG&E undergrounding to be completed at the same time to reduce the amount of time the roads are disturbed as well as allow for resurfacing the streets. Wes also presented on the flags proposed at the previous meeting. The Board suggested a trail of a few flags be installed prior to a full installation.

- VIII. **New Business:** (M/M/S/C) The Board motioned to donate \$2,000 to SDSU Police Department to be able to purchase a patrol bike for the department. (Briese/Hinkle)
- IX. **Social Committee:** Dustine Gallagher reported that there will be a Halloween party on Sunday October 27, 2013 in the park for homeowners and children in the community. A sign will be placed at the front entrance.
- X. **Public Comment:** A homeowner provided an update on the remodel of his house and the complications with permitting that has caused delays. Due to the canyon at the back of many properties, there are many restrictions and permits to obtain in order to build in the community. A homeowner also commented on the location of the dog park and potential noise affecting the surrounding homes. LJ Joyner responded that because the dog park encourages play between dogs, it is not as noisy as many associate with a large gathering of dogs unlike a kennel where dogs bark out of frustration from being locked up.
- XI. **Adjournment:**
(M/M/S/P) With no further business to discuss the meeting was adjourned at 9:20 PM.
- XII. **Future Meetings:**
The next Board meeting is scheduled for Tuesday November 5, 2013 at 7pm in the offices of Associated Professional Services.

Submitted by: Amber Myers – Associated Professional Services

Approved by:  (Secretary)