

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

November 5, 2013

The meeting of the Membership was called to order by President Dennis Collins at 7:00 pm on November 5, 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, and Steve Neu, and David Wiles Absent: Jim Joyce, Susan Crisafulli

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 October 1, 2013 meeting as written. M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written passed unanimously.

Presentations:

City Council Presentation - Absent

SDPD Police Department- Officer Adam McElroy is the community relations officer from the Eastern Division presented on Alvarado Estates. There has been very little activity within the community. Yerba Santa Road toward Montezuma has experienced “smash and grabs” on vehicles in the area. He also presented a list on community resources with contacts for other quality of life crimes, such as dogs off leash, or street lights out. He also presented on the Crimemapping.com website. The website can be searched based on address for crimes in the area.

He also spoke on the “HOT” Team. This is the Homeless Outreach Team. It is comprised of Officers and Psychiatric clinicians. If you see transients in the area such as in the canyons, you can reach contact the non-emergency number at: 619-531-2000.

Committee Reports:

Treasurers Report/Budget Information: Ken Klayman reported on the financials of the Association. The Board reviewed the 2014 Draft Budget prepared by Ken Klayman. The Board also reviewed the draft Reserve Study prepared by Sonnenberg & Company, CPA. On a motion duly made, seconded and carried the Board approved the Budget and 2014 Reserve Study as presented. (Breise/Wiles)

Ken Klaymen left the meeting.

- I. **Property Managers Report:** Amber Myers reported that the Reserve Study, Budget and Annual Disclosures will be distributed during the month.

II. **Architectural Report:** LJ Joyner reported that several homes are currently under construction. Homeowners are reminded that contractor signs are not to be displayed in the community during construction. A homeowner presented plans on guest house added to the property. The Board approved the Architectural community to move forward with the approval at their digression so long as it remains in compliance with the architectural guidelines of the committee.

Palo Verde: The Board reported on the violation with the property in violation. The Board had met in court to cease the work at the property as plans still have not been submitted to the Architectural Committee. A preliminary injunction has been placed on the property to cease work.

Leash Free Area: The Board reported that the location of the leash-free dog park has come up in question by some of the homeowners and the Board will take this into consideration.

III. **Montezuma Trails & CACC Projects:** Wayne Breise presented that there will be a meeting tomorrow 11/6/2013 and the Dollar Per Ticket Fund. The plan to install the traffic mitigation sensors is currently favored by the committee. The Montezuma Trail has hundreds of name in support. The proposal needs an approval from the CACC and Marti Emerald's office.

IV. **Gate Operations:** Steve Neu reported House of Automation submitted a bid for chain replacement. The Board will also contact House of Automation for new gate arms. The Board is still working on bids for new gate arms for the property and to upgrade the kiosk.

V. **Landscaping/Park & Community Plans:** Jose Reynoso reported that some the landscaping irrigation will be replaced with drip lines to reduce water waste and increase efficiency.

VI. **Newsletter/Safety:** David Wiles reported that the Newsletter should be prepared for mailing by the end of the year.

VII. **Streets, Sewer:** Wes Hinkle reported there are about four street lights that will be replaced this week. The Board commented that there are not currently any problems within the community with the storm drainage.

VIII. **Social Committee:** No report.

IX. **New Business:** The Board commented on the undergrounding of SDG&E and how to accelerate the project.

X. **Public Comment:** None.

XI. **Adjournment:**
(M/M/S/P) With no further business to discuss the meeting was adjourned at 9:00 PM.

XII. **Future Meetings:**
The next Board meeting is scheduled for Tuesday, January 7, 2013 at 7pm in the offices of Associated Professional Services.

Submitted by: Amber Myers – Associated Professional Services

Approved by:  (Secretary)