

ALVARADO COMMUNITY ASSOCIATION

Annual Meeting Minutes

March 14, 2015

Call to Order: The 2015 Annual Membership Meeting was called to order at 3:04PM and held at the Faith Presbyterian Church - 5075 Campanile Dr. San Diego, CA.

Establish Quorum: Quorum was established with 47 out of 131 owners present in person and/or by secret ballot (proxy).

Approval of 2014 Annual Meeting Minutes: On motion duly made, seconded and unanimously carried, the March 15, 2014 Annual Meeting minutes were approved.

Guest Speaker Presentations

- **Representative from the Office of Marti Emerald:** Chris Pearson presented on behalf of Marti Emerald's office and provided the owners present with copies of the "Emerald Times" newsletter. He provide an overview of the recent medical marijuana dispensary closure press release and encouraged owners to report new dispensaries to code compliance for further investigation/ documentation. Mr. Pearson also gave an overview of the infrastructure report on the roads and future plans to improve the conditions of the streets in the community. Jose Reynoso thanked Mr. Pearson for his contributions.
- **SDSU Campus Police Officers:** Chief Secka and Corporal Peterson were introduced to the owners present at the meeting. They noted that the SDSU Police act as a liaison for legal issues involving students, the campus, and neighboring homeowners. They also reported that the department has a new K-9 dog, new bicycles to aid in patrols, and have launched a mobile safety app.
- **SDPD Eastern Division Police Officers:** Officer Gibson was introduced to the owners and provided an overview of the "C-Squad" which is a joint task force that works with SDSU PD; they work Wednesday – Saturday nights and patrols the college area on bicycles to address the increased nuisance activity. Officer Adam McElroy also reported on the ongoing homeless issues and encouraged owners to contact the local authorities if suspicious activity or trespassing is observed.

Call for Nominations/ Close Balloting/ Announcement of Election Results: There were no nominations made from the floor. The five Director candidates each gave a brief statement to the membership. Upon motion duly made, seconded, and unanimously carried, the membership approved to accept the slate of candidates as presented and the following members were elected to the Board of Directors to serve a two year term until the 2017 Annual Meeting: Jose Reynoso, David Wiles, John Lusti, Kenneth Klayman, and Wes Hinkle.

Treasurer's Financial Report: Ken Klayman presented an overview of the financial standing of the Association. The Association is currently fully funded at 126% and has had the annual audit completed; the draft audit is being reviewed by the Board before being finalized for distribution to the owners. It was also noted that the Association ended 2014 with a \$14,000 surplus; on motion duly made, seconded, and unanimously carried, the members present voted to move the operating budget surplus to the Association's capital reserve fund.

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Architectural Committee Report: Susan Crisafulli reported on behalf of Co-chair LJ Joyner, David Wiles, and John Lusti. The Committee generally attempts to resolve issues with a phone call to the owner before issuing a formal violation letter and will attempt to assist in resolving neighbor to neighbor architectural issues. The most important issue when making any changes to landscaping or remodeling your home is how it will affect your neighbor's privacy, view, and lighting. There are a few yard compliance issues that the Committee is working to correct with the owners, but overall the community is looking good. There are also a few landscape design applications pending, but they are waiting until after the street projects are completed. It was also noted that a home recently sold for \$2.5 million, so home values are rising.

Newsletter Committee Report: Susan noted that the newsletter is distributed three times a year and the goal is to keep the residents informed of community related items. Owners may sign-up to receive email communications and are encouraged to submit articles or stories to the Committee for inclusion in future newsletters.

Safety/ Security: David Wiles noted that motion sensory lighting can help with wildlife activity. It was noted that owners need to remain vigilant in promptly and continuously reporting transient encampments to SDPD by phone and/ or email.

Community Park/ Landscaping: Jose Reynoso provided updates on the landscaping throughout the community: minor improvements are being done throughout the park and they are trying to reuse materials to cost effectively improve the appearance; the landscape on the East side of Yerba Santa is currently being water manually, but electricity and an irrigation time are planned to be installed soon; pine needle clean-up at the corner of Yerba Santa & Montezuma will be scheduled; and then the lighting, plants, and sign at the entrance monument will be renovated.

Proposed Pitch and Putt: Susan Crisafulli presented a 6 flag pitch & putt to be installed in the bark area of the community park that will be funded entirely by homeowner donations (currently 2/3 of the way to meet the funding goal). Owners can see a sample of the turf material and style at 4470 Yerba Santa.

Streets – Sewer & Electrical Undergrounding Committee: Wes Hinkle, on behalf of Committee Members Jose Reynoso and Wayne Breise, provided an overview of the street renovation plans, affected areas, projected timeframes, and breakdown of joint funding between the HOA & City of San Diego. He also noted that 11 irrigation sub-meters were being installed in the community in conjunction with the street work and that the community is slated to undergo the electrical undergrounding in mid-2017.

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Gate Operations – Renewing Operation System Committee: Steve Neu reported that the entrance gate upgrades are on hold until the City of San Diego is done with their portion of the street repairs at the entrance to the community. Upgrades include a new entry system and barrier arm on the exit as the steel exit gates will be left open during the day to extend the system life. The barcode reader will not be replaced, so residents will need to rely on the remotes for entry (remote applications are available at the guard kiosk). The Board will also be looking into other security system upgrades.

Montezuma Road and CACC: Jose Reynoso reported that he was the one Association member elected to serve on the CACC Board and that he will be running to serve as President. His goals on the CACC are to work on the Montezuma Trail Project and completing beautification projects throughout the area. He also noted that SDSU has a new dormitory/ commercial space being built on Montezuma, so plans to improve the surrounding streets for bicycle/pedestrian use are being discussed however this will impact vehicle traffic; residents are encouraged to email Marti Emerald, Kevin Faulkner, and the President of SDSU to share their concerns about the proposed changes.

Website Committee Report: Committee Member Austin Hong reported that he has made some adjustments to the community website (www.AlvaradoEstates.com) and added committee emailed addresses to help maintain privacy. He also noted that Alvarado Community Association is part of www.nextdoor.com which is a provide social networking site available for neighboring community associations; there are currently about 40 owners registered and all owners are encouraged to join to receive or post updates on local activities.

Social Committee Report: Susan Crisafulli spoke on behalf of Committee Chair Dustine Gallagher and introduced her new Co-chair Lori Mullen. There will be social community events held in June and October of this year. The Social Committee is also trying to coordinate a home tour and needs 5 homes to volunteer; if any owners are interested, please contact a Committee Member. Susan also welcomed the new residents present at the meeting and thanked Marshall and Jerry for their legal contributions to the community. The membership present also applauded Mrs. Doris Heramb as the longest resident as she's lived in the community since 1955.

Homeowners Open Forum: Homeowners present thanked the Board of Directors for their extensive contributions to the community.

Adjournment: With no further business to discuss, the 2015 Annual Meeting was adjourned at 4:32PM.

Respectfully Submitted by: Candace Shannon – Associated Professional Services

Approved by: _____ (Secretary)