

# ALVARADO COMMUNITY ASSOCIATION

## Board Meeting Minutes

April 7, 2015

**Call to Order – Establish Quorum:** The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:02PM on Tuesday April 7, 2015. The meeting was held at the offices of Associated Professional Services located at 7007 Mission Gorge Road San Diego, CA 92120. Quorum was established with 8 out of 10 Directors present. Directors in attendance were: Jose Reynoso – President, Wayne Briese – Vice President, Ken Klayman – Treasurer, Steve Neu, Susan Crisafulli, Wes Hinkle, David Wiles and Austin Hong. Directors John Lusti - Secretary and LJ Joyner were absent. Also present were 2 homeowners, Stacey James and Mr. Doemeny, and Candace Shannon of Associated Professional Services.

**Approval of Previous Minutes:** The Board reviewed the minutes dated February 3, 2015 and March 14, 2015. Upon motion duly made, seconded and unanimously carried, the February 3, 2015 and March 14, 2015 Board Meeting minutes were approved as presented.

**City Council Presentation:** Chris Pearson of Marti Emerald's Office provided the members present with a copy of the recent District 9 newsletter and provided an update on the various traffic mitigation negotiation meetings relating to the SDSU south campus plaza development. Mr. Pearson will also look into the culvert mapping project noted by President Jose Reynoso.

**SDPD Presentation:** Officer Adam McElroy introduced new Eastern Division Lieutenant Michael Swanson and noted that no new crimes have been reported since the bicycle theft a few months back so overall things have been quiet in the community.

**SDSUPD Presentation:** Community Relations Officer Mark Peterson reported that the transient enforcement division have received emails about the homeless encampments and have worked diligently to promptly clear them out as reported.

**Appointment of Replacement Director:** President Jose Reynoso noted the resignation of Director Jim Joyce and the need to appoint a replacement Director to fill the vacancy on the Board for the remainder of the term. Vice President Wayne Briese motioned to appoint owner Stacey James to the vacant position on Board of Directors until the expiration of the term in 2016. Director David Wiles seconded the motion and it was unanimously approved.

**Public Comment:** None items noted for discussion by the owners in attendance.

**Treasurers Report:** Treasurer Ken Klayman presented the January, February and March 2015 financial statements as well as the auditor's report of the 2014 financials; he noted one question about the amount of park donation income reported on in the audit and will research further. The Directors also discussed the options for the 2014 surplus funds; upon motion duly made, seconded, and unanimously carried, the Board of Directors approved for the 2014 surplus to be moved to the capital reserve fund. Ken also reported that \$100,000 was moved from the checking account to the Wells Fargo reserve account and that \$300,000 of the reserve account funds will be placed in laddered investment CD's which will mature in 3-6-9-12 month increments.

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**Property Mangers Report:** Associated Professional Services reported that the 2015 Annual Meeting was successfully held March 14, 2015.

**Architectural Report:** Director Susan Crisafulli reported that there were two landscape projects in progress at 4120 Norris and 4591 Yerba Santa; 4491 Yerba Santa plans to undergo a major remodel, but no formal plans have been submitted to the Committee to date. The Committee is also working on addressing various violations relating to RV parking, vehicles parking on the street, possible mini-dorms, and non-compliance with property maintenance standards; APS will send violations letters as approved. The Committee also reported on the 4422 Yerba Buena architectural application; Board approved to send the plans to the Association architect for review and further recommendations to the Committee & Board.

**Pitch and Putt:** Director Susan Crisafulli reported that she has received \$11,600 in donations and is continuing to raise more donations to cover the full cost of the project. She is also working on obtaining a comprehensive bid and design drawing for the Board's approval.

**CACC Info / Montezuma Trail:** President Jose Reynoso reported that he was present at the recent bicycle lane meeting where he was able to suggest adding additional lanes on Montezuma and Fairmont using the "dollar per ticket" funds and City's mitigation funds in order to help relieve the potential increased vehicle traffic on College caused by the proposed bike lane additions; negotiations are still ongoing.

**Gate Operations:** Director Steve Neu reported that they are still waiting on completion of the City's concrete repairs at the entrance before proceeding with the gate operating system renovations. Director Austin Hong also noted that the rule regarding the barcode readers should be removed; Rule Committee member Wayne Breise will submit to the membership for the required review and comment period. Upon motion duly made, seconded and unanimously carried, the Board of Directors approved for Austin Hong to streamline the gate remote issuance and vehicle registration process in conjunction with the new gate renovation project.

**Landscaping/ Park:** President Jose Reynoso reported termite activity in community park gazebo; Vice President Wayne Breise will schedule treatment and repairs.

**Streets:** President Jose Reynoso reported that the street repairs were on hold until the completion of the bird nesting survey; the survey was just completed so the project can move forward. Vice President Wayne Breise noted that the prep work is beginning this week and he is continuing negotiations on a resolution to address the front concrete repairs; the project is projected to be completed in the next (60) days pending any unforeseen issues. The Board will also look into coordinating the street sealing with the trash pick-up day so the large garbage trucks do not damage the new streets before they have fully cured. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to continue to investigate cost effective repair/ replacement solutions for the two inoperable street lights in light of the upcoming community electrical undergrounding project.

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**Safety/ Security:** Director David Wiles reported that he spoke to SDSU professor Dr. John Kim (619-594-2896) regarding heat sensor technology in an effort to implement an early fire warning system and will continue to work on a proposal for the Board's consideration. Residents need to remain vigilant on the homeless encampments and promptly report to SDPD for removal.

**New Business:** The Board of Directors discussed Estate Sale and Open House rules; the Rules Committee will discuss and review for potential changes.

**Communication/ Technology:** Directors Austin Hong and Susan Crisafulli are continuing to work on updating the electronic membership distribution listing.

**Adjournment:** Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 9:30 PM to convene in executive session.

**Next Meeting:** The next Board of Directors Meeting will be Tuesday May 5, 2015 at 7:00PM at the office of Associated Professional Services.

Respectfully Submitted by: Candace Shannon – Associated Professional Services

Approved by: \_\_\_\_\_ (Secretary)