

# ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

May 5, 2015

**Call to Order – Establish Quorum:** The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:01PM on Tuesday May 5, 2015. The meeting was held at the offices of Associated Professional Services located at 7007 Mission Gorge Road San Diego, CA 92120. A quorum was established with 10 out of 10 Directors present: Jose Reynoso – President, Wayne Briese – Vice President, Ken Klayman – Treasurer, John Lusti – Secretary, Steve Neu, Susan Crisafulli, Wes Hinkle, Stacey James, David Wiles and Austin Hong. Also present was Candace Shannon of Associated Professional Services

**Approval of Previous Minutes:** The Board reviewed the minutes dated April 7, 2015. Upon motion duly made, seconded and unanimously carried, the April 7, 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 noted that the district will be focusing on improving the Overall Condition in Infrastructure (OCI) from 50% to 70% over the next 3 years. There is also a \$12 million plan in place to build a water reuse/ recycling plant.

**SDSUPD Presentation:** Community Relations Officer Mark Peterson reported that the department has a new position, Sexual Assault Investigator, which has helped lead to a guilty verdict for an assault in October 2014 and positive DNA hit on another incident. The department will also be hosting a safety day on campus in the fall to focus on drunk driving prevention and will soon have a safety channel on a local cable station.

**SDPD Presentation:** Officer Adam McElroy was not present, but President Jose Reynoso reported that the code enforcement complaints submitted were being addressed.

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

**Treasurers Report:** Treasurer Ken Klayman reported that \$100,000 was moved from the US Bank checking account to the Wells Fargo account and that he then opened three \$75,000 laddered CD's (mature dates of July 2015, October 2015, and January 2016) with funds from the Wells Fargo account. Mr. Klayman also noted that a One West Bank CD was rolled over when it matured in April 2015 and the other One West Bank CD will mature in October 2015.

**Property Mangers Report:** No items to report.

**Architectural Report:** Director Susan Crisafulli provided an overview of the application submitted by 4422 Yerba Santa and the concerns raised by the neighboring homeowners; upon motion duly made, seconded, and unanimously approved, the Board of Directors approved the plans submitted by Lot 56 in accordance with the recommendations of the Association's architect in addition to allowing a 10' set back on the West side up to 90' and subject to the installation of an adequate vegetation to create a suitable privacy screen. Mrs. Crisafulli also overviewed the variance requested submitted by Lot 33; upon motion duly made,

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seconded, and unanimously approved, the Board of Directors approved the owners variance request to add 2 ½' height and a roof to the existing storage area. The Board of Directors also discussed some other miscellaneous architectural items such as owners changing plans after approval without submitting for re-approval (any changes need to be sent to the architect for review), lawn watering restrictions (information to be included in the next newsletter and sent out by email), and Association rule 5.04(f) regarding application extensions for previously approved plans (owners can apply for up to another year extension, but if project is not completed within the 2 year period, the plans are cancelled and the owner has to reapply). President Jose Reynoso also reported that the College Area Planning Board President is asking for support in changing the City code to allow cell tower lease owners to increase the size of the towers up to 10% or 10 feet (whichever is larger) without City approval in order to match FCC guidelines.

**Pitch and Putt:** The Board of Directors requested that Director Susan Crisafulli stake out the pitch & putt location in the park and that she provide a detailed drawing of the course for the Board's further review.

**CACC Info / Montezuma Trail:** President Jose Reynoso provided an overview of the ongoing negotiations regarding the College Avenue bike lane proposal. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to support the current proposed traffic plan if the City uses the available \$1.7 million for the signal mitigation system and agreed to contribute up to \$100,000 of the dollar-per-ticket fund on preliminary engineering plans for adding an additional turn lane on Montezuma.

**Gate Operations:** Director Steve Neu reported that they are still waiting on completion of the City's concrete repairs (~1-2 weeks out) at the entrance before Access Professional Systems can proceed with the gate operating system renovations; Mr. Neu will contact the vendor to see if the proposal needs to be updated and/or if a change order is needed for the replaced/damaged loops (the City may contribute, Board to review later). In conjunction with the gate system renovations, Director Austin Hong provided the Board of Directors with a draft form that can be used either online or by hardcopy to collection resident information; Director Stacey James will work with Mr. Hong on updating the forms and any Directors should email their suggested edits to them for inclusion in the next draft.

**Landscaping/ Park:** President Jose Reynoso noted that the City is doing some debris clean-up around the community and that he will be contacting Poly to schedule the Yerba Anita clean-up. Vice President Wayne Breise also approved for Poly to rebuild & repaint the gazebo, repaint the arbor, and replace the up-light at the point.

**Streets:** Vice President Wayne Breise provided an overview of the status of the front entrance repairs and noted that BCD Properties was able to complete the stamped concrete repairs for \$6,600; Life Deck will complete the refinishing (the \$10,000 cost to be paid by the City) once all the other street construction is completed. Mr. Breise also noted that the City replaced the engineers working on the street project and the new engineers said that the Association cannot use Hazard Construction since they were not on the original bid list; he will be meeting

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the new contractor to get the final, competitive numbers in order to proceed with the streets project. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved for Director Wes Hinkle to compare his bids with the option presented by Director Steve Neu and to spend up to \$8,000 to have the two inoperable street lights replaced at his discretion.

**Safety/ Security:** Director David Wiles reported that homeless encampments are always going to be an ongoing issue, but the issues can be reduced by prompt reporting to SDPD for removal. He also noted that fire is still a major concern for the community but that the threat can be mitigated by implementing an early warning system, removing brush along the freeway, and coordinating a pump system with swimming pool owners. Mr. Wiles will obtain an updated quote for community-wide brush abatement measures, and he and Director Susan Crisafulli will talk with owners about the swimming pool pump system recommendations.

**Communication/ Technology:** Director Susan Crisafulli will be preparing a newsletter after the next social event. Director Austin Hong will work on obtaining an editable original of the Association's rules and the Board Members will review the current rules for possible edits/ revisions.

**Social Committee:** Director Susan Crisafulli presented the committee's idea of having a movie night in the park in lieu of the June ice cream social or picnic event; the Board of Directors approved the movie night in the park idea to be held on either June 6<sup>th</sup> or June 7<sup>th</sup>. The Board of Directors will consider the suggestion by Director Austin Hong to allow a food truck to come to the community once a month for the residents' enjoyment.

**Board Vacancies and Meeting Dates:** President Jose Reynoso reported that there would not be Board Meetings held in June or August 2015. The Board of Directors announced the resignation of Director LJ Joyner effective April 15, 2015 and tabled appointment of a replacement Director to fill the vacant position until the next meeting.

**New Business:** President Jose Reynoso introduced homeowner Paul Feuer as a potential candidate to fill the vacant Director position. Mr. Feuer provided the Board of Directors with an overview of his experience and qualifications.

**Adjournment:** Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 9:19 PM to convene in executive session to address violations.

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

Respectfully Submitted by: Candace Shannon – Associated Professional Services

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