

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

July 7, 2015

Call to Order – Establish Quorum: The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:00PM on Tuesday July 7, 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 8 out of 11 Directors present: Jose Reynoso – President, Wayne Breise – Vice President, John Lusti – Secretary, Steve Neu, Susan Crisafulli, Stacey James, Paul Feuer, and Austin Hong. Also present was Candace Shannon of Associated Professional Services and 2 homeowners.

Approval of Previous Minutes: The Board reviewed the minutes dated May 5, 2015. Upon motion duly made, seconded and unanimously carried, the May 5, 2015 Board Meeting minutes were approved as presented.

Appointment of Replacement Director: Vice President Wayne Breise motioned to appoint owner Paul Feuer to the vacant position on Board of Directors until the expiration of the term in 2016. Director Susan Crisafulli seconded the motion and it was unanimously approved.

City Council Presentation: Chris Pearson of Marti Emerald's Office was not present at the meeting to provide a presentation.

SDSUPD Presentation: Community Relations Officer Mark Peterson reported that he is working on establishing a community engagement group to encourage more community policing and will be look for interested volunteers to join. He also noted that parking/traffic may be impacted with Comic-Con this week and SDSU new student orientations beginning next week so residents should be patient. The safety app for smartphones is in the final stages of testing and should be available soon; one of its features will be weekly crime map updates.

SDPD Presentation: Officer Adam McElroy was not present at the meeting to provide a presentation.

Public Comment: A new owner was present and welcomed to the community. Another owner noted that the paving project completed on Norris and Armin looked good.

Treasurers Report: Treasurer Ken Klayman was not present at the meeting but Candace Shannon with Associated Professional Services reported that as of May 31, 2015, the Association had total assets of \$578,107.07 with a year-to-date operating surplus of \$147,799.81.

Property Managers Report: No items to report.

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Architectural Report: Director Susan Crisafulli provided a status update on applications:

- Lot 41: This project is almost finished; President Jose Reynoso & the ARC are working to ensure that the new privacy trees that are installed are acceptable with the neighboring owner and requested that the owner clean-up their landscape area adjacent to the park.
- Lot 106: The owner submitted a request to enclose their trash area, install a pool, and to install a black chain link perimeter fence around their property behind the existing trees and within the 20' setbacks; the plans have been sent to the HOA architect for review.
- Lot 5: The project surpassed the 1 year deadline, but the ARC Committee granted the owner an additional 1 year extension on their plans and anticipates that the project is completed within the year.
- Lot 64: The project was approved and is in progress; it should be finished by November.

Director Susan Crisafulli also provided the Board Members with an overview of the streamlining efforts the ARC has been making to clean-up the architectural files and to digitalize more of the process.

Pitch and Putt: Director Susan Crisafulli provided the Board with detailed drawing of the proposed course and noted that she was 75% of the way to the donation goal to cover the project. Upon motion duly made, seconded, and unanimously carried, the board of Directors approved to allow Director Susan Crisafulli to proceed with the project once the total required donations (~\$17,000) are collected.

Gate Operations: Director Steve Neu reported that they are ~ 1-2 weeks away from having the gate renovations completed and will check for additional gate arms & the correct gate arm paint color. He also noted that the new HD cameras were impacting the gate remotes' range, but that issue has been corrected as much as possible. Director Austin Hong reported that he is still working on collecting data for the new system and will send a final reminder to the residents to get the information back by August 1st or their old data/codes will be removed. It was also noted that the new gate system undergrounding work has been completed so the street project can commence at the gate.

Landscaping/ Park: President Jose Reynoso noted that Poly completed the Yerba Anita clean-up and will continue to work on updating the landscape at the gate & park to a more drought tolerant but aesthetically pleasing design. He also asked that Director Susan Crisafulli follow-up with a few owners regarding minor items like filling in the hole left after a water meter replacement and removal of a dead pine in their backyard. Vice President Wayne Breise also noted that Poly completed the rebuild & repainting of the gazebo, repainting of the arbor, replacement of the up-light at the point, and tree trimming.

CACC Info / Montezuma Trail: President Jose Reynoso reported that he has been working on opening the dialogue and bridging the gap between the various community entities, so he will be proposing the idea of a CACC ice cream social at tomorrow's meeting. He also noted that City Councilmember Mari Emerald will be presenting a plan tomorrow in support of additional fire stations in San Diego, including one for the college area.

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Streets: Vice President Wayne Breise provided an overview of the status of the street project which should be fully completed this month and will publish a full plan for the residents so they have a clear explanation of the dates street usage will be impacted. In addition, residents will be provided with door hanger reminders, posted signs, and reminders from the gate attendances as the scheduled dates approach. He will also attempt to speak to Dale with Weir Construction regarding the cleanliness of the stored construction materials as owners in the area have expressed ongoing concerns.

Safety/ Security: Director David Wiles was not present at the meeting to provide a report. A camper was seen in the canyon; Director Austin Hong will send a picture of its location to SDPD Officer Adam McElroy to address the issue.

Communication/ Technology: Director Susan Crisafulli reported that the summer newsletter will be distributed this week.

New Business: Vice President Wayne Breise discussed the proposed rule updates needed. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to incorporate the rule changes discussed and to have a summary of the changes sent to the owners for the required review & comment period before their adoption by the Board at the September Meeting; the Board Members will also work on obtaining an editable copy of the HOA Rules in order to facilitate these changes. Director Susan Crisafulli noted that the upcoming newsletter will ask for feedback from the owners on possibly having a 24 hour gate attendant; Directors Austin Hong and Steve Neu will also provide Susan with an overview of the new gate system's enhanced features for inclusion in the next newsletter mailing. The Board of Directors will further discuss bonuses for the gate attendance at the next meeting. Director Paul Feuer was asked to assist Director Austin Hong with obtaining information about using goats for weed abatement within the community as a fire protection measure.

Adjournment: Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 8:40 PM to convene in executive session to address violations.

Next Meeting: The next Board of Directors Meeting will be Tuesday September 1, 2015 at 7:00PM at the office of Associated Professional Services.

Respectfully Submitted by: Candace Shannon – Associated Professional Services

Approved by: _____ (Secretary)