

# ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

October 6, 2015

**Call to Order – Establish Quorum:** The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:13PM on Tuesday October 6, 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 9 out of 11 Directors present: Jose Reynoso – President, Wayne Breise – Vice President, John Lusti – Secretary, Ken Klayman – Treasurer, Paul Feuer, Susan Crisafulli, Wes Hinkle, David Wiles, and Steve Neu. Also present was Candace Shannon of Associated Professional Services.

**Approval of Previous Minutes:** The Board reviewed the minutes dated September 1, 2015. Upon motion duly made, seconded and unanimously carried, the September 1, 2015 Board Meeting minutes were approved as presented.

**City Council Presentation/ SDSUPD Presentation/ SDPD Presentation:** None, no updates.

**Public Comment:** None.

**Treasurers Report:** Treasurer Ken Klayman presented the Board with a draft of the 2016 budget and reserve study update. The Board will approve the final documents at the next meeting, but generally approved the budget so long as the 2016 assessments were essentially the same as the 2015 assessments, the annual reserve contribution was approximately \$48,000 and the contingency line item did not exceed \$10,000.

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

**Rules:** None.

**Architectural Report:** Director Susan Crisafulli noted that all items from the last meeting are still pending and provided an overview of the current applications:

- Lot 125: The garage addition and driveway is completed, but the owner still needs to apply for landscape plan approval.
- Lot 56: The property is in escrow and set to close at the end of November, no further remodel plans have been submitted yet.
- Lot 41: At least 7 trees were replanted in the area where the initial trees were removed which effected the privacy of Lot 43; future trimming agreements and tree height decisions will be between the two lot owners and the Association will not be involved.
- Lot 62: The ARC approved the owner's application to replace the fence, upgrade the sprinkler system and reseed the grass.
- Lot 38: The ARC approved the owner's application to remove the grass and replace with turf, as well as the landscape plan and tree trimming request.

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**Gate Operations:** Director Steve Neu reported that everything is working with the gates and requested approval to purchase an additional 50 remotes. Jose will contact Poly to paint a line to indicate where the gate sensors are and Susan will circulate an email to the Board regarding the holiday gate schedule. Steve will also look into options to add additional cameras and a new DVR on Yerba Anita and provide bids with recommendations for the Board's further review.

**Landscaping/ Park:** None.

**CACC:** None.

**Streets:** Vice President Wayne Breise reported that the street project is done, except for the seal coat on the entrance concrete and that the City repairs outside the front entrance gate is still in progress. He is also working on having the Weir items stored on Palo Verde moved to another location, but Weir is still waiting on final approval for the pipe specifications before the project can be completed signed-off.

**Safety/ Security:** Director David Wiles will check with Officer Adam McElroy regarding the addition of private property signs in the canyon. He also noted that a dirt trench left after the City sewer line coating project was completed will be reported to City Engineering to prevent possible soil erosion issues. Also a homeless encampment near Lot T-12 has been reported for further action by SDPD. The Board of Directors will discuss possible stop sign and calming circle additions to the community at the next meeting. Director Paul Feuer and Austin Hong will also assist David with developing a fire prevention plan for the Association.

**Communication/ Technology:** Director Susan Crisafulli noted that a last newsletter of the year will be distributed in November after the Halloween social event on November 1<sup>st</sup>.

**New Business:** Vice President Wayne Breise proposed eliminating the quarterly installment option for Association assessment payments in favor of one annual lump payment; the Board will look into how many owners are utilizing the quarterly option and where the rule noted so the topic can be discussed further at the next meeting. The Board requested Director Paul Feuer to look into options for improving the bus stop at Collwood and Montezuma.

**Adjournment:** Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 8:39 PM.

**Next Meeting:** The next Board of Directors Meeting will be Tuesday October 6, 2015 at 7:00PM at the office of Associated Professional Services.

Respectfully Submitted by: Candace Shannon – Associated Professional Services  
Approved by: \_\_\_\_\_ (Secretary)