

ALVARADO COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

JULY 5, 2016

Call to Order: The Meeting of the Board of Directors of the Alvarado Community Association was called to order by President Jose Reynoso at 7:00pm on Tuesday, July 5, 2016. The meeting took place in the Conference Room at the offices of Associated Professional Services located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California.

Quorum Establishment/Roll Call: A quorum was established with ten (10) of eleven (11) Directors in attendance.

Directors present; President-Jose Reynoso, Secretary–John Lusti, Vice President–Wayne Breise, Treasurer-Ken Klayman, Board Members -Susan Crisafulli, Austin Hong, Stacey James, Steve Neu, and Paul Feuer.

Directors absent; Board Member-Wes Hinkle.

Also in attendance were; City Council District 9 Representative for Marti Emerald, Chris Pearson; Fire Abatement Specialists Johnny and Tony; and Therese McLaughlin with Associated Professional Services.

Minutes Approval: Item tabled-minutes not available at this meeting. On a motion made, seconded and carried, the Board ruled that minutes are to be available no more than seven (7) days after meetings.

Presentations:

City Council District 9: Mr. Pearson reported that Marti Emerald is working on the homelessness problems within District 9 in conjunction with the Alpha Project Director, Bob McElroy. McElroy brings his thirty years of experience of dealing with this issue in San Diego and their goal is to raise \$100,000 for this project.

“The Emerald News” Volume 8, Issue 6 – The June 2016 newsletter was provided to attendees. Mr. Pearson announced the release of the new App titled Get It Done recently launched by the City. It streamlines reporting processes such as street repairs (pot hole reporting) and code violations. It can also be accessed online <https://www.sandiego.gov/get-it-done>. Street repairs can still be called in at 619/527-7500.

Public Comment: Members in attendance inquired about the following matters;

Speeding on Association Streets – Concerns about round-about installations as would create another safety issue with lack of sidewalks and solutions could be costly. The Owner further reported she personally spoke to three different residents and asked them to slow down while driving through the Association, and that their reception was surprisingly pleasant and apologetic.

Traffic Count – Inquiries of the results of traffic count were made and Wayne reported approximately 900 vehicles passed through the gates and the median speed at the Yerba Santa check exposed that 25% of vehicles exceeded 30 mph.

Ongoing Business/Committee Reports:

Treasurers Report: The Treasurer reported that as the June statements will not be ready for a couple of days there is nothing new to report. He is working on the inquires list for the Level-III Reserves Study Update with Sonnenberg & Company, and the turnover and such of the CDs is pending. Ken announced that the budgets from all Committees need to be turned into him before September. Deposit payments for Architectural Request for Lot #27, #28 and #57 were turned into APS.

Property Managers Report – Therese reported that the Annual Audit and newsletter were sent to owners.

Architectural Committee Report - Susan Crisafulli, Committee Chair, gave an update.

All projects listed in May meeting minutes are still in progress and additions/completions are as follows:

Lot 126 – green slime at side curb has been reported 3 times over the last year. David Wiles is contacting owner and will have it taken care of.

Lot 117 – Architectural request for solar installation was approved.

Lot 125 -- Architectural request for solar installation was approved.

Lot 56 – The approved remodel still not started. Susan will call Owner again to inquire as to why they have not yet commenced with the work.

Lots 27 & 28 – have applied and submitted plans to build new homes.

Lot 10 – Fence is completed.

Lot 57 – Remodel completed and is going on the market.

Lot 65 – Landscape redesign with artificial turf completed.

Lot 61 – bushes trimmed at curb

Permit Application Fees: Susan proposed changing the permit application fees to one rate for each category due to how complicated the existing fee structure is and that deposit amounts turned in with applications are often incorrect, thus requiring her to have to go back to owners. On a motion made, seconded and carried, the Board approved changing architectural application/permit fees to a single fee per category, and Wayne will draft the fee changes.

Compliance: Susan reported the status of the current Maintenance Compliance matters;

Lot 1 – more complaints from owners have been received. Owners applied to redo yard 2 years ago and after several letters had agreed to submit Landscape Plan which is still pending.

Board directed APS to send letter that plans are to be submitted by September 1, 2016, and the work to be completed within sixty-days after Architectural Committee approval.

Lots 50 & 81– Board directed APS to immediately send letter to have trees trimmed and bushes trimmed back within two weeks.

Lot 67 – email request to clean up overgrown vegetation was made by Susan.

Lot 75 – complaints received - Issue with two old trucks and a one Volvo parked out front and possibly are inoperable. Susan will first make reminder phone call, and if no action will proceed with violation notice.

Lot 54 – Complaint received that mailbox in need of cosmetic help. Susan emailed Owner.

Social: The Social Committee announced that there will be an Impromptu Happy Hour at the Park this Friday, July 8 at 6:00 PM.

Gate Operations: Three incidents in which guests drove directly after other cars; therefore, Jose asked attendants to get information from visitors. Steve reminded all to inform attendants ahead of time when expecting guests. Call the kiosk telephone number: 619/582-1184.

Landscaping/Park: Susan contacted Lot 56 Owner and they agreed to allow the conduit installation through their lot and the electricity use for the irrigation line timer. Board agreed to fix the vegetation at that area of their lot and pay for watering.

Green Slim in Gutter at Lot #126 still an issue. Wayne hired a contractor to correct.

CACC: Jose reported the “Proposed Regulations to Limit Mini-Dorms” stirred up all involved in this issue; so he put together a list of ten (10) items all groups agreed upon and is asking the CACC to adopt at it at next week’s meeting.

Streets: Wayne presented a sketch of the preliminary design for traffic calming solutions that included the following steps; 1) design chicanes between Norris & Toyon, 2) design a traffic circle at Toyon, 3) design a traffic circle with center line splitters at Le Barron, and 4) design a traffic circle at Palo Verde. Wayne stated that with these designs, the Street Committee can develop construction costs, consider aesthetic treatment for the circles, and then the Board can make a final decision. He further recommended using the current \$87k Capital surplus funds.

Wayne motioned to be authorized to have advanced designs made by the engineer, motion seconded, carried and unanimously approved by the Board. Wayne to have engineers expand the mock up, prepare drawings with specifications to ensure all options investigated such as stop signs at less essential locations to reduce expenditures while still providing safety. Ken noted that he would be reluctant to use the capital surplus funds as this is not yet a reserves component but will explore other sources and work with APS to verify if reserves funds could be used.

Safety/Security: Austin invited Johnny and Tony (with? - contractor/company) to give an overview of the Goats Initiative for Fire Abatement. Johnny reported that after inspecting the

perimeter and interior spaces they determined the growth is too old, overgrown, dense and contains too much wood and Poison Oak for their goats to be able to clear it. He next recommended the association have Fire Wise 200 prepare a wild land interface assessment study and request a topography variance which would allow the association to clear more than 100 feet in for fuel mitigation due to the hilly terrain which causes radiant heat to more than double. This is the preliminary process needed in order to set up a "501C-3" request through the Fire Safe Council for possible grant money and tax write-offs; however, doing so obligates the association to do annual maintenance. Cost for the study is approximately \$200/hour with the projected time of 25 – 30 hours to complete the study and historic map/plan. From the study, the Fire Protective Services would do the checks and issue notices. Another benefit for doing the plan would most likely bring a reduction in insurance costs.

Provided the variance is approved, the first treatment would require Johnny's crews go in and manually lace out and create open spaces around bushes/trees, and then hand-haul out clippings because trucks are not allowed on the slopes. Cost for manual 1st treatment is between \$1250 and \$2200 per acre, then maintenance in following years with goats at \$525 – 650/acre.

The Board unanimously agreed to form a subgroup consisting of David, Paul, Austin and Stacey contact Fire Wise 2000 to have them provide a presentation to this subcommittee, and for subcommittee to find other companies that provide this service.

Communication/Technology: No new issues at this time.

New Business: None.

Next Meeting: Tuesday, September 6, 2016 at 7:00 PM in the conference room at APS, 7007 Mission Gorge Road, Ste. 201, San Diego, CA. President Jose reminded attendees there will be no Board Meetings in the months of August and December this year.

Adjournment: Upon a motion duly made, seconded and unanimously carried, the Board meeting was adjourned at 9:30 PM.

Minutes respectfully Submitted by: Therese McLaughlin, Associated Professional Services.

Approved by: _____ (Secretary) during the Board Meeting

Held on: _____, 2016.