

ALVARADO COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

SEPTEMBER 6, 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, September 6, 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 all eleven (11) Directors in attendance.

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

Also in attendance were: City Council District 9 Community Representative for Marti Emerald, Chris Pearson; Representative Victoria Floyd with Diane Jacobs office; and Therese McLaughlin with Associated Professional Services.

Minutes Approval: Board Members reviewed minutes from the June 7, 2016 and the July 5, 2016 Board Meetings. On a motion made, seconded and carried, the June and July Board Meeting Minutes were unanimously approved as presented.

Presentations:

City Council District 9: Chris handed out an overview of the 12 City measures that will be on the November 8, 2016 ballot, encouraging everyone to take the time to read through each initiative as they impact everyone. Chris announced that Cheryl Lightener, who is an Engineer, and Jan Goldsmith have teamed up to review all of the city charter amendments. He further handed out copies of “The Emerald News” Volume 8, Issue 8 – August 2016 Newsletter to attendees, and discussed the issues with homeless camps, asking Alvarado homeowners to let them know what is wanted/needed via email to the city.

Mayor’s Office: Victoria reported that state officials are neglecting public safety allowing the new Casino to open off Highway 67. It is a hot button issue in that it will add to the major traffic related issues on that roadway and was allowed without requirements for road improvements. Victoria further reported that the Mayor’s office is working on a project to bringing awareness of human trafficking issues in San Diego. There is a new interactive map online (with the city) with up to the minute tracking for wildfires. Also, their office sent a letter to the county concerning the Ramona Air Tack Base that was not being utilized during fires due to the runway not being long enough, and it is now being re-evaluated which is hopeful as they had successfully gotten the county to use Brown Field instead of Los Angeles county.

Public Comment: Members in attendance brought the following matters before the Board;

Traffic Control/Speeding on Association Streets – An Owner presented a chart of what she felt were the overall concerns and actions to date to control vehicle speeds within the association to 20 – 25 MPH, listing criteria to be at a reasonable cost and without changing the character of the Community of creating other hazards. Board Members reviewed her list and provided correct updates as to items tried.

Ongoing Business/Committee Reports:

Treasurers Report: The Treasurer announced that the August 31, 2016 Financial Statements will not be available for a few days, and then distributed the preliminary working copy of the 2017 Annual Budget with numbers furnished by certain Board Members and Therese. Ken stated that it is a working draft as he had not received budget information for some items. Ken also noted that the income total and assessment formula will change depending upon revisions. Board reviewed the general ledger item #475 title and agree to change it to “clicker income” (only) removing “sticker” as those are no longer used, and amount was reduced to \$500. Adjustments were made to the various expense line items after review and discussion; #506-3500, #508-\$60, #526-tbd, #530-\$20,145, #532-\$5000, #536-\$90,000, #539-\$500 (delete “sticker” from title,) #544-\$6000, and #600-\$38,000. The water and AT&T costs will be finalized after analysis by Board Members.

Property Managers Report – Therese provided copies of the year-to-date invoices for the telephone line and water services to the Board to investigate as she discovered that costs have nearly tripled recently.

Rules Committee --Wayne presented the draft of the new rule change of the architectural fees to a flat rate. Susan motioned to accept the draft as presented. The motion was seconded, carried and unanimously approved by the Board. The new rate structure will be sent to Owners for the 30-day review period prior to adoption.

Architectural Committee Report - Susan Crisafulli, Committee Chair, gave the following home improvement request updates and compliance issues;

Approved & Currently in Progress-Demolition/Construction:

Lots 5, 18, 27, 28, 56

Lot 109 – new driveway/landscape remodel

Lot 16 – new garage door installation

Lot 10 – Solar Application

Lot 22 – Solar Application and new roof

Pending Approvals & Compliance Requests:

Lot 106 – requested back fence tarp changed from blue to either green or black and remove debris (neighbors front faces it) chain link was approved as not seen behind current trees/bushes on property

Lot T-10 – requested weeds be removed

Lot 75 – dead grass to be replaced with kidney shape mound in middle, succulents to be added also along front curb

Lot 54 - letter sent for mailbox remodel request

Lot 58 - letter sent for mailbox remodel request

Lot 1 – Board asked Architectural Committee to meet with owners per landscape submittal and report back. Side/back yard plan not included in plan submitted, and completion to be no later than 60 days from approval of plans.

Lot 41 – letter sent over a year ago and frontage landscape still not complete. Board requests that the scope of work be divided into two projects with completion on street frontage to be done within 30 days.

Completions:

Lot 125 – Solar install

Lot 67 – cleaned up landscaping at corner

The Board discussed and restated that the Architectural Rule requiring undergrounding utilities applies for all significant home improvement construction projects.

Gate Operations: Austin reported that the switches and mechanism were updated. The reflective tape arrived and sill be installed on exit arms.

Landscaping/Park Committee: Jose reported that the house at the end of Yerba Santa committed to putting in and paying for an electrical outlet for the slope. Installation is expected to be done this week and outlet will allow for a sprinkler timer and lights in this area. As approved last meeting, the Association will water the top of their slope in exchange for electrical use.

Permanent Storage Facility – Board discussed the need for a permanent storage facility for association equipment. Susan remarked that a 10' x 16' Toughshed could be located at the east portion near the canyon (ice plant area of 4848) to house the tables, gate arms, and such. Susan will get dimensions to ensure items will fit and Jerry offered use of his trailer for install. On a motion made, seconded and carried, the Board unanimously approved to allocate \$10,000 from the capital reserves account. Board will get bids for a concrete slab with steel reinforcement for underneath shed.

Pad for Bench: Board approved having Poly install a concrete pad for bench at pitch-and-put area.

CACC: Jose reported the committee is requesting a specific EIR (Environmental Impact Report) for the SDSU college area, and he presented the letter he drafted to the College Area Community Planning Board along with the Proposal. Should an EIR be done, it would reduce the permitting process from approximately 2 - 3 years to 3 – 6 months. The proposal calls out for specific types of developments that are geared toward families versus students (pg. 3) and also for pedestrian and bicycle paths. On a motion made to approve the letter of support from the Alvarado Community Association in order to formally ask the city to pursue a specific EIR Plan, motion was seconded and carried. Board vote was 10 in favor and 1 abstention; hence, motion was approved.

Streets: Wes clarified that the community street sweeping is done on the 3rd Wednesday of every month. Due to recent complaints, Wes contacted the street sweeping company's owner who was very responsive. He will have his technician use more water. Wes will monitor service to ensure streets are cleaned. He also has a new sign that will be put at front to remind residents of street sweeping.

Traffic Calming Study Update – Wayne went over the final specifications provided by the engineer for a traffic circle at La Barren and Yerba Santa with the option of a 10’ circle or a 12’ circle that would slightly encroach into park area. He reported that it would only have a reasonable effect in that the average speed at that intersection was determined to be 28 MPH per the study; however, it would add a nice feature to the neighborhood. He asked the Board for a consensus whether this concept was supported and the Board discussed that other areas where average speeds are 40 MPH need to be addressed. Wes suggested following a prior recommendation to narrow the street by putting in solid striping approximately 6’ out from curb, putting in bike lanes, or adding a second striping line approximately 12” apart along Yerba Santa. It was also recommended to do a speed sensor study at Fromoncha. On a motion made, seconded and carried, the Board approved \$2000 for engineering opinion of a double-line buffer.

Safety/Security:

Common Area Lights – Wes reported he was aware of a couple of lights being out and he will be doing a light check that night.

Fire Mitigation Committee - The Committee is in the process of contacting other association and individual owners who have had a mitigation plan done. They suggested to have a crew of two go into canyons a couple of times a year clear out overgrown areas and remove debris from homeless encampments in the interim. Cost would be around \$2 - \$3 thousand per year to implement, and proposed an \$8000 annual budget. Committee will identify non-association owners of properties bordering canyon. They are also in the process of getting a second bid for review at next meeting.

Communication/Technology:

Newsletter - Susan reported she is working on the Newsletter and asked Board/Committee Members to submit items electronically (in their final version.)

Social: Susan announced that Laurie is the new Co-Chair of the Social Committee, and reminded all of the October 1st Movie-in-the-Park Night that will feature street tacos and margaritas.

New Business: None.

Calendar: The next regular Board Meeting was scheduled for Tuesday, October 4, 2016 at 7:00 PM in the conference room at APS.

Adjournment: Upon a motion duly made, seconded and unanimously carried, the Board meeting was adjourned at 9:45 PM.

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

Approved by: _____ (Secretary) during the Board Meeting

Held on: _____, 2016.