

ALVARADO COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

OCTOBER 4, 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, David Wiles and Wes Hinkle.

Also in attendance were: Captain Mark Peterson with the SDSU Police Department; Jason Guise, Project Manager with the City of San Diego, Public Works Department; and Therese McLaughlin with Associated Professional Services.

Minutes Approval: Board Members reviewed minutes from the September 6, 2016 Board Meeting. On a motion made, seconded and carried, the September 6, 2016 Minutes were unanimously approved with the following corrections; 1) add Board Member David Wiles into the Roll Call, and 2) under Landscaping/Park Committee report, second paragraph, take out “Jerry” and replace with “David.”

Presentations:

City Council District 9: Chris Peterson was not available to attend meeting. Jose spoke with Chris who informed him that the intersection at Yerba Santa and Montezuma will be painted with “Do Not Block Intersection” in effort to reduce commute times.

SDSUPD: Captain Peterson reported that the start of the semester had gone smoothly with relatively minor incidents. However, there was an incident of indecent exposure on campus yesterday and they are perusing leads as well as making students aware of this issue. He further remarked that the basketball season starts the first week of November so plan extra time for traffic during games.

SDPD: Officer John Steffen was not available.

Mayor’s Office: Eric Young not available.

County Supervisor’s Office: Victoria Floyd was not available.

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

Drainage Project: Homeowner Alex inquired whether the Board knew what the scope of the City’s job entailed for the replacement of the storm drain replacement at the end of Yerba Anita. The project is supposed to start in the next couple of weeks. Board Members stated that the strip was originally

slated to be a continuation of Navajo Road but will no longer due to the trolley tracks. The last known scope entails the City vacating after replacement with the slope to go back to the Association.

Ongoing Business/Committee Reports:

Treasurers Report: Ken stated he went back to Sonnenberg & Co. to have them provide a revised Reserves Study report tracking the effect of the proposed decrease in the amount of \$30,000 in contributions per last month's meeting. Board reviewed the two 30-Year Cash Projections presented and unanimously rejected the proposed \$30k reduction for capital improvements funding.

Reserve Study: On a motion made, seconded and carried, the Board unanimously approved the draft Reserves Study as presented by Sonnenberg.

Budget: Ken presented the draft 2017 Budget with the revisions from last month's meeting. Board & Committee Members reviewed and verified for accuracy. Ken motioned to approve the budget, subject to the discussion on safety funding needs, with a \$6000 less adjustment in the Safety line item. Motion was seconded, carried and the Board unanimously approved the 2017 Budget with the \$6k reduction in the Safety g/l.

Assessment Increase: Ken announced that the formula from the approved budget represents a deficit in the operating budget and motioned to implement an approximate three-percent assessment increase (variable by lot size) in order to meet operating expenses for 2017 fiscal year. The motion was seconded, carried, and the Board passed the motion to levy an approximate 3% assessment increase with ten (10) votes in-favor and one (1) vote opposed.

December 31, 2016 Audit Proposals: Therese solicited proposals from two CPA's and reported that since one firm only provides proposals for year-end reviews at this time, the only proposal for review is from Stephen DeMaine, CPA, which did the Association's prior few audits. On a motion made, seconded and carried, the Board unanimously approved DeMaine's audit proposal with the fee of \$1175 complete.

Property Managers Report – Therese stated that with the approvals of the Reserve Study and Budget, the last portion for the fiscal year end preparations is the Annual Disclosures Report, and the Board authorized APS to prepare and distribute the ADR to Homeowners.

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

Approved & Currently in Progress-Demolition/Construction:

Lots 5, 18, 27, 28, 56

Lot 16 – new roof

Lot 85 – install new garage doors

Lot 109 – new driveway/landscape remodel

Pending Approvals & Compliance Requests:

Lot 1—John & Susan met with owners and got Board approval for plans and completion to be extended to end of November to accommodate landscaper's schedule. They sent an email

confirming that a landscape company has been contracted and will begin the project on October 24th. Will complete within three weeks of that date.

Lot 41 – received confirmation of front landscaping to be completed this week matching mulch on the WEST side property line, and DG on the EAST side down to where the park mulch begins near the mailbox. On the east side, four or five rock mounts from the rocks and boulders that are currently scattered.

Completions:

Lot T-10 – weeds removed.

Lots 10, 112, & 22 w/new roof – Solar approved.

Lot 106 – Back fence tarp changed to black and debris removed.

Discussion

Street Safety/Blind corner at 4602 Yerba – Move dog can back by pole and cut back overgrown bush.

Gate Operations: Austin reported Poly brought back arms that will be painted and reflector tape applied. He further reported that the cost for internet telephone line at the entrance was renegotiated and locked into to a lower rate for the next 12 months with AT&T.

Landscaping/Park Committee: Jose reported that he found the hose bib by the electrical panel was dripping and the surrounding area was damp. This may be the reason for the high usage. He is having Poly inspect and repair any possible leaks in that area. It was suggested to swap out the handle on the hose bib with a locking one to prevent homeless from using it.

Yerba Santa Improvements – Jose stated that the ditch is not filled in on the slope up from Montezuma. Once completed, the electrician will install landscape lights and timer.

Park Electricity – The request to add a second circuit breaker to expand electrical in the Park, possibly in the gazebo, was unanimously approved by the Board. Susan and Jose will get quotes.

Permanent Storage Facility – Susan reported shed ordered and suggested a motion detector light at the shed. Board agreed and she will include with other electrical quotes.

CACC: Jose reported he stood firm with the latest proposal and was able to change/rewrite some ordinances which were approved by the rules committee and will go to city council. The R1-40 zoning was split into RS1-1 and RS1-7 (slope), and any that have that design are exempt from number of bedrooms and parking restriction of 30' set back. Fines will start at \$10,000 versus \$2500.

Streets: Wayne reported he went forward with Wess' idea of a buffer zone and the engineering report confirmed that there is enough room to allow a second line at both sided of streets. It was suggested to also paint diagonals at intersection on Yerba Santa through crosswalk at park, and Board discussed other options for intersections such as a couple of 25 MPH signs, etc. On a motion made, seconded and carried, the Board approved to paint 2nd line along Yerba Santa at the approximate cost of \$600.

Sink holes starting in some areas will be sink patched with the stripping work.

Street cleaning service improved and will keep on vendor.

Safety/Security:

Proposed Fire Mitigation Study/Bids Update - David reported he contacted Eddie Vallencia and recommended that instead of going forward with proposals for the fire mitigation study, to have a topographical map of the association and surrounding areas compiled which would suffice due diligence on behalf of the association. Eddie was willing to put one together with cost for map at \$100. From there David will ask Paul with the City to help with paperwork.

Homeless Issues – David recommended all update his/her Letter of Agency and asked APS to complete his and verify if link on the website is current.

Communication/Technology: Newsletter - Susan reported the Newsletter will be sent to printer.

Social: Susan announced she and Laurie are planning to have more events – not all include food and beverages supplied by the Association; movie night in August, concert in the park w/Golf Tournament in June, Home Tour in May. More electrical capacity needed in park as popcorn machine blew a fuse during movie night.

New Business: None.

Calendar: The next regular Board Meeting was scheduled for Tuesday, November 1, 2016 at 7:00 PM in the conference room at APS.

Adjournment to Executive Session: Upon a motion duly made, seconded and unanimously carried, the Board meeting was adjourned at 8:57 PM.

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

Approved during the Board Meeting held on: _____, 2016.

Signed by: _____ (Secretary Paul Feuer)