

ALVARADO COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

NOVEMBER 1, 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, November 1, 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 eight of eleven Directors in attendance.

Directors present were: President-Jose Reynoso, Secretary–John Lusti, Treasurer-Ken Klayman, Board Members - Austin Hong, Steve Neu, Paul Feuer, David Wiles and Wes Hinkle.

Absent were: Vice President–Wayne Breise, Board Members - Susan Crisafulli and Stacey James.

Also in attendance were: Nicole Gerunda with the SDSU Public Relations Department and Therese McLaughlin with Associated Professional Services.

Minutes Approval: The Secretary reported the Minutes from the October 4, 2016 Board Meeting needed many corrections and they will need to be approved at the next regular meeting since they were distributed too late to adequately review beforehand. John further reiterated that draft minutes are to be prepared within one week of meetings as agreed during a prior meeting.

Presentations:

City Council District 9: Chris Pearson was not available to attend meeting.

SDSUPD: Corporal Peterson was not available.

SDPD: Nicole reported that Campanile Drive will be closed at 10:30 a.m. for the dedication of the new gate entrance and if any are interested in joining the ceremony to RSVP to reserve a section of the sports deck at 55th and Montezuma. The first basketball home-game will be this Thursday at 7:00 PM. Nicole further announced the student philanthropy program has partnered with the San Diego Food Bank to raise money for fighting hunger in San Diego, and 20% will go to SDSU's struggling students. The campaign, SDSU Aztecs Rock Hunger, will kick-off October 17 and go through November 7.

Mayor's Office: Eric Young not available.

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

Public Comment/Open Forum: No items were brought before the Board.

Ongoing Business/Committee Reports:

Treasurers Report: Ken reported he received the finalized Reserve Study prepared by Sonnenberg & Co. with the funding kept at \$42,000 as approved during the last meeting, and their proposal for next

year with on-site review will be addressed at a later meeting. Therese reported that a copy of the full study (versus the summary) for each Board Member is in the Board Packet envelope.

Ken stated that the five CD's will be coming due at different times; and he will most likely roll-over the two with One West Bank and the two with Wells Fargo Bank.

Property Managers Report – Therese reported that as soon as the final budget is incorporated into our system, she will have Ken verify it was done correctly, and then will prepare the Annual Disclosures and assessment increase notice, both of which will be sent before the 30th.

Architectural Committee Report – David Wiles gave the following home improvement request status reports and compliance issues;

Approved & Currently in Progress-Demolition/Construction:

Lots 1–submitted landscaping report, plan in action and today sent email saying they are trimming six Coral trees

Lot 5–still progressing with major remodel

Lot 9–addition/remodel near completion

Lot 48–project approved, landscaping plan in action

Lot 56–5500 sq. ft. house in progress

Lot 77–fence project near completion

Lot 112–solar project approved

Pending Approvals & Compliance Requests:

Lot 63—submittal under review

Completions:

Lot 41

Gate Operations: Austin reported gates are working fine.

Landscaping/Park Committee: Jose reported that the slab is going in this week with leveling 6” up at front of shed and Poly will leave conduit. A crack in the concrete path where it splits towards the gazebo was reported. Jose will include this repair with the slab work. Jose also announced that he contacted Susan’s electrician who quoted \$500 to add electrical at the park. The electrical work will be done this week too.

CACC: Jose reported that there were at least 60 visitors at the last meeting and that they are confident the Specific Plan Proposal will be approved in that there is more support now that there has been in the past.

Streets: Wes presorted that some lights are out and will be fixed, and the hole near Armin and Norris is a warranty problem that the contractor will be fixing.

Traffic Slowing-Wes informed the Board that Chris, the contractor, suggested to not put in intersection lines at this time, to instead put in bicycle lane logos inside the lanes at about every 100 feet (as diagonals do not look very good and they can be added later if needed.) The

reflective paint and logos/bicycle logo and lane striping cost is \$2600, and will be done this Friday. Additionally, the sink hole on La Barron will be fixed this Friday too.

Light on Armin Way-Neighbors on Armin Way would like a street light put in. Jose will check if the head of the undergrounding department can come to a meeting. The unofficial agreement was all streets will have lights at given distances and the Association has the option to upgrade.

Safety/Security:

Proposed Fire Mitigation Study/Bids Update – Austin spoke with Deputy Fire Marshall, Eddie, and what he would provide is a generic map. Eddie gave a recommendation for another company and Firewise 2000 also gave a company reference. He will get all three bids and if one provides the same scope of work for less, they will go with that one.

Fire Hydrants – Jose will make sure the streets are properly marked with the blue reflectors. There is a required three-foot clearance around every hydrant. Also, private streets require testing and that they are shut-off accessible. Wes reported that all fire hydrants were replaced about five years ago, and he thought there were a total of ten. The Streets committee will survey hydrants, verify number and have vegetation cleared if necessary. Austin will clarify if the city or the Association is responsible for testing.

Communication/Technology: Austin reported the \$200 renewal fee for the association’s website is coming due and he will submit the receipt to Ken as well as the \$240 annual clicker cost transfer.

Social:

New Business: The gridlock problem when heading west on Montezuma was discussed due to recent complaints. At one time, there was supposed to be “Do Not Block Intersection” striping put in at Montezuma. Jose stated that the original plan called for a second off-ramp lane on Fairmont heading north, but that was never done due to the requirement of a bicycle bridge. However, it may be possible to propose to the city to take a census whether synchronized lights to move cars through when x-amount pile up.

Flag-The Board agreed to put the flag up on voting day, the 8th, and to keep it up through Veterans Day on the 11th.

Calendar: There will not be a meeting in December. The next regular Board Meeting was scheduled for 7:00 PM on Tuesday, January 3, 2017, in the conference room at APS.

Adjournment to Executive Session: There being no further business to address, the Board meeting was adjourned to the Executive Meeting at 7:57 PM.

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

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

Signed by: _____ (Secretary John Lusti)