

ALVARADO COMMUNITY ASSOCIATION

BOARD MEETING MINUTES

JANUARY 3, 2017

Call to Order: The Meeting of the Board of Directors of the Alvarado Community Association was called to order by President Jose Reynoso at 7:02pm on Tuesday, January 3, 2017. 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: Quorum was established with ten out of eleven Directors in attendance.

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

Directors absent were: Secretary–John Lusti.

Also in attendance were: Roberto Torres, Director of Communications for Council Member Georgette Gomez of District 9, Corporal Mark Peterson with SDSUPD, and Therese McLaughlin with Associated Professional Services.

Minutes Approval: The Board reviewed the following minutes; Revised October 4, 2016 Executive and Board Meetings, and the November 1, 2016 Board and Executive Meetings. Jose noted a correction in the November Board Minutes to change the spelling of the SDSU Representative’s last name from Gerunda to Borunda. On a motion dully made and carried, all four minutes were unanimously approved with the one correction.

Presentations:

City Council District 9--Georgette Gomez: Roberto Torres, Director of Communications for Councilwoman Gomez introduced himself and explained he was assigned to Kensington, Talmadge and all districts eastward through SDSU from El Cajon Boulevard down to the I8 corridor. He stated he had been on the job for about two weeks and is still getting acclimated, and invited the Board to contact him directly through email at robertot@sandiego.gov, his office phone at 619/533-4779, or his cell phone at 619/368-2315, if anything is needed.

Jose inquired if Roberto had any information as to the status of the I8 corridor study that is now being done by Caltrans, and Roberto stated he was aware there were quite a few dangerous, vision zero intersections that are being studied for ways to reduce the number of critical incidents. He will check if there is an expected finish date for the report.

SDSUPD: Corporal Mark Peterson stated he had been out a lot last month and noted it had been quiet with the students on holiday break. He further announced that the University is looking at adding a student facility at 55th and Remington. Nicole Berunda will be hosting a meeting about this project at 7pm on January 18, 2017 in the Prama Payne Goodall Alumni Center. Those interested in learning more about the scope of the project are welcome to visit the website at sdsu.edu/Chapultepec.

Mark inquired if there were any issues that needed addressing and the Board brought up there is an increase in homeless congregating near the Public Library since the church was vacated. Jose stated that the church had a Letter of Agency which has recently expired. Mark will inform the mid-city division and the SDSU officers of this problem area, and reminded everyone to report incidents on the non-emergency line, 619/531-2000.

SDPD: Officer John Steffen was not available.

Mayor's Office: Eric Young was not available.

Public Comment/Open Forum: Homeowners thanked Wes for the striping work done. He responded that while it is yet prove effective for speeding, the walking/bicycle lanes do help residents feel safer walking and it may also reduce the incidents of cars being sideswiped.

A homeowner stated that while she herself is very patriotic, she felt flying an American flag should be an individual or personal statement which should be at the individual's option to do so inside his/her property rather than the Association's statement by the one being flown at the entrance. She further requested the Board rethink either removing it altogether or moving it from the side of the kiosk, purchasing a larger, more elegant one, and finding a better spot. The Board thanked her for her comments and let her know they will address options as suggested.

Ongoing Business/Committee Reports:

Treasurers Report: Ken made known that the December statements were not available as there are a few pending items to be posted before finalizing the year end. He noted that the Balance Sheet from the November 30, 2016 Financial Statements reported a net year-to-date surplus in the amount of \$38,000 which will be significantly reduced on the final December statement. The expected surplus is approximately \$10k and that is where it needs to be from a budgeting standpoint.

Audit: Ken stated that documents for the audit that was approved at the November meeting are needed as soon as possible. Therese will inquire with Gary DeMaine as to what reports are needed and will give status of audit to Ken.

Insurance Renewals: Wayne reported that APS verified that the renewal quote from their current carrier was the same as last year, and he will be getting two additional quotes to ensure best cost for coverage comparisons.

Clicker Income Annual Transfer: Austin reported that the clicker income transfer will moved to mid- December. Ken requested to be copied when completed.

Nominations Committee Report: Paul reported four of the six candidate bios have been received and the last two are expected this evening, and thus will complete the Nominations Committee work for the Annual Meeting.

Property Managers Report – Therese requested authorization to prepare finalize the date for the upcoming Annual Members Meeting. Susan reported that committee members are not available to assist with preparations if scheduled in accordance to the Bylaws, and motioned to move the meeting to the third Saturday in March, the motion was seconded and carried. With one member absent and ten votes in favor, the Board approved to move it to the 3rd Saturday, March 18, 2017.

Architectural Committee Report – Susan reported the status of the following home improvement requests and compliance issues;

Approved & Currently in Progress-Demolition/Construction:

- Lots 1—plan in action almost done
- 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

Approvals:

- Lot 42--solar installation
- Lot 63—backyard construction
- Lot M-25—replace current fencing
- Lot 57—fence back yard

Compliance: Follow up needed on letters sent for mailbox remodel requests for Lots 54 & 58.

Social: Susan announced that the Home Tour is Sunday, April 23, 2017. The dates for our Community Park Parties are as follows; **SAVE-THE-DATES**

- Saturday, June 17 – 2nd Annual Golf Championship
- Saturday, August 19 – Family Movie Night Under the Stars
- Saturday, October 28 – Annual Picnic & Halloween Party

Gate Operations: Steve reported that the gates are still working fine even though there were a few incidents.

Holiday Hours & Pay Finalizing: Bonus checks in the amount of \$200 each were given to the three Gate Employees in December. Gate employees currently get six (6) paid holidays (Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas, and New Year’s Day) and are paid time-and-a-half if they opt to work. Austin motioned to give them Christmas Day and New Year’s Day off with regular pay instead of manning the gate from 9am to 5pm those two days. Motion second and carried with approval of nine votes in favor and one opposed.

Gate Hours of Operation: It was suggested that the gate (attendant) hours of operation be shifted to end later on Sundays, moving from 8am - 8pm, to 11am – 7pm. Board agreed to add this to the Agenda for the Membership to weigh in. Austin will pull logs and/or try to gather data to present at the meeting.

Landscaping/Park Committee:

Yerba Santa Improvements: Jose reported that the are looking good.

Discussion Regarding Trees on Montezuma: Jose announced that the Owner of the lot on Yerba Santa agreed to water if the Association plants trees and runs irrigation lines directly across the street on the south side of Montezuma per suggestion for aesthetic purposes. Item tabled as research needed for type(s) of trees and costs is needed prior to approval.

CACC: Jose reported that the Lutheran Church next to the Public Library is in escrow, and it has shared parking that the city gave them rights to chain off 80–90 percent of the space on Mohawk Street which is the Public Library’s problem but is also why there is an increased homeless population there.

Streets: Susan inquired about the status of the requested work on the blind corner at 4620 Yerba that is to move dog can back by pole and cut back overgrown bush.

Update on Traffic Calming Test: Wayne reported that in addition to the walking/bicycle lane striping work done, two ‘slow’ markers were added at Fremontia and Palo Verde, and another two ‘25 mph’ markers were installed in the long stretches.

Fire Hydrant Status: There are 14 total fire hydrants within the association and five or six of the blue reflective markers were replaced to bring to code.

Speed Study: Wayne will order the speed sensing test so results will be available for the March membership meeting. Board expanded the test to be done for 24 hours at three locations this time.

Reserve Funding for Storm Drains: Item tabled.

Undergrounding Meeting: Jose reported that College View Estates is way behind on the list and Alvarado is the Guiney Pig. He plans to attend the open house presentation between 5:00pm and 8:30pm on January 19 at the College Area Baptist Church with the purpose to meet the new head of the department in person and invite him to our next board meeting.

Safety/Security:

Proposed Fire Mitigation Study/Bids Update: Austin presented a draft of the Firewise 2000 contract and sample end product, noting that they do not produce the plot map so those have to be done by a landscape architecture firm which is another cost. Board discussed the original reason for considering this was to try to find reasonable actions to mitigate or reduce the high fire hazards stemming from the I8 up through the canyons that affect the association. As this is quite involved and expensive, the board decided to scale back, and try to get cooperation from property owners surrounding the association and along roads. Jose will get titles and contact information for all so they can be contacted or letters written.

Communication/Technology: No new issues.

New Business:

Flag at Kiosk: The Board discussed only flying the flag on specific holidays and finding a better place or remove it altogether. On a motion dully made and carried, the Board approved to remove the flag from the kiosk with -in favor, 1-absent, and 2-against. The Board further charged the Architectural Committee with finding a more suitable location for a pole to be erected and a better/larger quality flag. After which, the board will determine when or how often it will be flown.

Street Numbers: Wayne proposed putting in illuminated street numbers or putting/redoing numbers on curbs with reflective paint for all lots in the association for emergency responders and deliveries as most of the homes are back from the street and difficult to identify. Board unanimously approved painting curbs with reflective paint and adding this in the next newsletter that this will be done at every lot unless notified by owner.

Calendar: The next board meeting is scheduled for Tuesday, February 7, 2017 at 7:00 PM in the offices of APS. The Annual Members Meeting is scheduled for Saturday, March 18, 2017 at 3:00 PM.

Adjournment to Executive Session: There being no further business to address, the Board meeting was adjourned to the Executive Meeting at 9:16 PM.

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

Approved during the Board Meeting held on: _____.

Signed by: _____ (Secretary John Lusti)