

# ALVARADO COMMUNITY ASSOCIATION

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## BOARD MEETING MINUTES

OCTOBER 10, 2017

**Call to Order:** The Meeting of the Board of Directors, held in the Conference Room at the office of Associated Professional Services (APS) located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00 PM on Tuesday, October 10, 2017.

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

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

Directors absent were: Board Member Wes Hinkle.

Also in attendance was Therese McLaughlin with APS.

**Minutes Approval:** John motioned to accept the September 12, 2017 Board Meeting Minutes. Motion seconded by Wayne, carried and the Board unanimously approved the Minutes as presented.

**Public Comment/Open Forum:** No Homeowners were in attendance.

### **Presentations:**

District 9 City Council Member Georgette Gomez's Representative: Roberto Torres was not available.

SDSUPD: Corporal Mark Peterson was not available.

SDPD: Officer John Steffen was not available.

Mayor's Office: Eric Young was not available.

State Senator Toni Atkins' Representative: Ryan Trabuco was not available.

County Supervisor-District 2 Chair, Diane Jacob's Representative: Victoria Floyd was not available.

SDSU Community Relations Manager: Rachel Gregg was not available.

**Executive Session Disclosure:** Board discussed Article 4, Section 4.5 of the CC&R's along with Item 11 of the Rules & Regulations concerning the timeline of the assessment schedule and unanimously agreed further research is necessary prior to approval of the final 2018 Budget.

### **Ongoing Business/Committee Reports:**

#### **Treasurers Report:**

- Budget--Ken presented three options for the 2018 Budget:

Option 1-original with 2.86% cost of living assessment increase with City grant not included per Sonnenberg & Company recommendation that although promised, funds are not certain. Also, not included is the ~\$13,000 Recorded Judgement;

Option 2-Street/Gate Maintenance Reserve reduced from \$43,497 to \$30,000 resulting in a 2.8% decrease in assessments; and

Option 3- Street/Gate Maintenance Reserve changed to \$36,900 resulting in an overall 0.06% increase with assessments remaining the same as this year.

Austin announced the Safety Committee will need an additional \$200 for web management. Ken will add to budget.

On a motion duly made and carried, Board unanimously tabled approval until after review of assessment allocations rules/amendment.

- Reserve Study—Tabled until after budget is approved.

**Property Managers Report:** APN 461-400-07-00—On a motion duly made and carried, the Board unanimously tabled filing a lien pending additional information.

**Architectural Report:** Susan gave the following Architectural Committee Report for October.

**Houses approved & currently in destruction/construction mode**

Lot 5—still progressing with major remodel – expected move in by September & no later than December

Lot 56—5500 sq. ft. house still progressing with major remodel – possible variance request in future for privacy patio in front yard

**Pending**

Lot 73 – solar installation – 80 panels on hillside – need confirmation it’s not in 20’ setback with regard to the survey done by Lot 203

Lot 34 – total remodel yard & exterior

Lot 26 – Solar

**Approvals**

Lot 19 – remove and replace front yard tree

Lot 30 – house painting

Lot 122 – new mailbox & front yard landscaping

**Completions**

Lot T-4 – new chimney stack & replace rotted wood on front

Lot T-3 – landscape remodel – irrigation leak and all new pipes require removing current vegetation – plans will make front yard unique and different from many other homes

Lot 67 – clean up landscaping on corner

Lot 30 – new roof and solar

**Gate Operations:** Steve reported the gates are still operational. The annual maintenance contract is coming up for renewal and he will email the proposed contract upon receipt. Board Members suggested exploring other companies.

**Landscaping/Park Committee:** Jose gave an update on the water usage increase, reporting that the dog water fountains at the park were leaking. Additionally, the common area hoses were being used by homeless people. The drain pipe was extended for the drains, fountains re-piped/rebuilt, and spigot changed out with key required to turn on water. The cost for parts to complete was ~\$500.

**CACC:** Jose announced that the City will be doing the Toyon Road storm drain repair work.

**Streets:** Wayne reported the storm drain cleaning per the 6-month maintenance contract is approaching. Jose will confirm if undergrounding engineering will go to the City Council next year.

**Safety/Security:** David prepared a list of the 48 lots near the first areas that the homeless encampment cleaning will be done and requested APS send a "Letter of Agency" form with a cover letter stating the Association does not have the authority to clear nor to call police for homeless activity on individual lots and homeless activity on your property has been identified. He further requested a copy of each completed form to have on hand during the cleanings. Jose reported he is working on the permits allowing the association to clear canyon areas outside the 100' defensible space.

**Communication/Technology:** Austin reported work on options for setting passwords to secure access for private documents is progressing. Jose noted the committee name change to "Park and Common Area Maintenance" made during the September board meeting needs to be updated on the website, and to add Paul to the committee.

**Social Committee Report:** Our next party in the park is the Annual Picnic & Halloween Costume Contest on Sunday, October 29th from 3:00 to 6:00 PM. We will be having a pizza truck with salads for food. Javin Hope is sponsoring/donating a Jumpy for the event.

#### **2018 Social Calendar**

Annual Meeting – Sat, March 10

Home Tour – Sun, April 22nd

3rd Annual Golf Championship – Sat, June 9th

Family Movie Night Under the Stars – Sat, August 18th

Annual Picnic – Sun, October 28

#### **New Business:**

**Designation of Committee Chair Backups:** Item tabled.

**Update on Litigation:** Wayne reiterated that the Debtors Hearing for the \$13,575 Judgement is October 18, 2017 and if no other liens, the association would have the option to foreclose, and further stated their failure to appear will result in an automatic warrant.

**Calendar:** The next Board Meeting is Tuesday, November 14, 2017 at 7:00 PM in the Conference Room at the office of APS, located at 7007 Mission Gorge Road, Suite 201, San Diego 92120.

**Annual Members Meeting:** Susan motioned to rescind last year's Resolution to hold the annual meeting on the third weekend in March and go back to the second Saturday as the Bylaws call out due to Saint Patrick's Day is the third Saturday in 2018. Motion seconded, carried and Board Members solidly voted in favor for the Annual Members Meeting to be held on Saturday, March 10, 2018, at 3:00pm. Susan will make reservation at the church.

**Adjournment:** The President adjourned the Board Meeting to the Executive Meeting at 8:45 PM.

Minutes respectfully Submitted by Therese McLaughlin, Associated Professional Services.

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Approved during the Board Meeting held on \_\_\_\_\_.

Signed by: \_\_\_\_\_ (Board Secretary, John Lusti)