

Alvarado Estates Community Association

BOARD MEETING MINUTES

APRIL 10, 2018

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 the order by President Jose Reynoso at 7:04 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Stacey James, Paul Feuer, Steve Neu and Austin Hong. Also, in attendance was Christina Vargas with APS. Quorum was established with ten (10) of eleven (11) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: John motioned to approve the February 13, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

PRESENTATIONS: There were no Liaisons in attendance.

PUBLIC COMMENT: There were no Homeowners in attendance.

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report: Ken explained the 2017 draft audit. The \$47,409.00 net income includes \$42,230.00 capital reserve and surplus of \$5,179.00 Ken motioned to defer a decision on how to use the \$5,179.00. Motion was made, seconded and unanimously approved. Ken explained the Pitch and Putt line on the draft includes items that should not be in that classification. \$1800.00 is gardening and \$300.00 is social. Ken to verify if revisions need to be made even though the bottom line totals will remain the same.

Association Manager's Report: Christina reported that the January financial reports had a mistake and are being edited. Will submit to Board once corrected.

Architectural Report: Paul submitted the Architectural Committee Report.

Houses approved & currently in destruction/construction mode

Lot 5 – still progressing with major remodel – letter sent regarding violation after June 30, 2018 if not completed

Lot 56 – 5500 sq. ft. house still progressing – landscaping being completed – mailbox approved

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 25 – plans for new construction – waiting for architect's approval – also prior owner recorded address as 5595 instead of 5605. Wants us to change it. Board stated they can't do that.

Approvals:

Lot 26 – replace concrete driveway with pavers

Lot 57 – remove dead pine tree

Lot 32 – owner agreed to clear dead brush & trim back vegetation

Lot 122 – remove & replace front concrete to eliminate water flooding home – paint front door – front yard landscaping

Lot 78 – solar

Completions:

Lot T- 10 – cleaned up front yard/landscaping added – will have mosquito dunks added to pool as needed or drained

Lot 128 – remove tree next to house

Lot T-3 – painting of house

Lot 66 – removed fire hazard trees next to house

Requests:

Lot 26 – with regard to Lots 25, 27 & 28 and any walls in plans to build – owner to be kept in loop regarding any building with regard to privacy, view & lighting.

Lots 19 & 20 – each have a huge eucalyptus that needs to come down – poses a threat to homes on Yerba Anita

Gate Operations:

Steve discussed the gate operations. There was a discussion of a list of names of owners that will not allow visitors unless they are on this list. Austin to summarize a statement regarding this list. Steve discussed the emergency protocol for gate. These instructions will be in the kiosk.

Common Area Maintenance: Wayne discussed the Tot Lot maintenance. As of right now it is being inspected quarterly. Inspection reports are to now be submitted for review and approval at the Board meetings.

Jose reported about the pine tree on Yerba Santa and discussed cutting it down. Jose will contact owners of affected property for permission to cut it down.

Jose also reported that the storm drain at the end of Toyon Road will be completed by the end of the month.

CACC: Jose discussed the “Dollar Per Ticket” fund and how they are not pleased with the recommendations. SDSU parking vacancy benefits SDSU and not the community. Jose to move to defer or oppose this at the next meeting.

Streets: It was reported that several members on the BOD will follow the progress of SDG&E and the City regarding the under grounding of our utility poles.

Safety:

Homeless Encampment Cleanup/Status: Jose discussed thinning the brush for various reasons. Homeless problem, it is a fire hazard and a theft issue. He will look into approaching the Development Service for a blanket permit.
Discussion on possibly getting security guards or “to police” the canyon. The implementation of using JUNK KING was approved.

Communication/Technology: Nothing reported at this time.

Social:

2018 Social Calendar

Home Tour – Sun, April 29- All Mid City Modern Home Tour of this Century!
3rd Annual Golf Championship – Sat, June 9th
Family Movie Night Under the Stars – Sat, August 18th
Annual Picnic – Sun, October 7

NEW BUSINESS:

Scanning Documents: Request to have locked file cabinets to store the documents.

Jose made a motion to draft a letter of support for the Art on Art Exhibit. Motion was made, seconded and unanimously approved.

CALENDAR: The next regular Board Meeting will take place in the offices of APS at 7:00 p.m. on Tuesday, May 8, 2018.

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 8:50pm.

Minutes respectfully submitted by C. Vargas with APS.

Minutes approved during the Board Meeting held on May 8, 2018.

Signed: _____ Board Secretary, John Lusti