

# ALVARADO COMMUNITY ASSOCIATION, INC

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BOARD MEETING  
NOVEMBER 13, 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 to order by President Jose Reynoso at 7:00pm.

## **Roll Call:**

Directors present were: President- Jose Reynoso, Vice President- Wayne Breise, Secretary- Stacey James, Treasurer- Ken Klayman, and Board Members; David Wiles, Susan Crisafulli, Steve Neu, Miguel Espinosa and Austin Hong. Also, in attendance was Shay Wickline with APS. Quorum was established with nine Directors in attendance.

## **Approval of Minutes:**

Stacey James motioned to approve the October 9, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

## **Presentations:**

Roberto from the office of Council Member Gomez:

- Undergrounding - Still working on setting up a meeting with the underground utility crew. Roberto has sought assistance from the Mayor's office as well.
- Provided Newsletter - District 9 Digest.
- Vegetation Clearing - Roberto confirmed that there needs to be an entire mapping of the area for brush clearing in order to get a special permit allowing the clearing. HOA will need to provide a map of the area that is needing clean up. (Jose stated he spoke with his contact at the Fire Department, who stated they would sign off on the project once the City approves it.)
- Water Bills - Roberto believes the issues with high water bills seems to be dying down. He offered to address any questions or concerns. Email him at [robertot@sandiego.gov](mailto:robertot@sandiego.gov). Roberto also explained that any water bills that have been estimated will state that on the actual bill.  
robertot@sandiego.comrobertot@sandiego.com

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

### **Treasurers Report:**

- The in-house financial statement was presented. It reflects in excess of \$62,680.68 in the Association's operating checking account and in excess of \$508,472.29 in money market and CD's with One West Bank and the Association's brokerage account with Wells Fargo Advisors.
- Ken proposed that the last column in the budget be removed when it is sent to homeowners, as it isn't relevant to the association. Stacey seconded the motion. Board approved.

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- Last Board Meeting (10/9) the new budget was approved.
- Ken signed the latest draft of the Sonnenberg Study. Shay (APS) will forward the signed approval to Katie Stone with a request to prepare and distribute the final report.

**Property Managers Report:** No updates from APS

**Architectural Report:**

*Houses approved & currently in destruction/construction mode*

- Lot 5 – major remodel into 4<sup>th</sup> year – letter sent regarding violation – monthly penalties as of June 1 for \$250 through December 31, 2018 and then escalate to daily penalties of \$100 a day beginning Jan. 1, 2019 if the project is not fully completed to the Architectural Committee’s satisfaction. Fencing removed first week of October.

*Pending*

- Lot 25 – new home construction approved
- Lot 63 – backyard cabana/garage freestanding addition

*Approvals*

- Lot 1 – Free standing art studio
- Lot 2 – tree root removal due to walkway cracking
- Lot 11 – Solar
- Lot 15 – Solar – Replace garage door & front door
- Lot 22 – front landscape addition of 1 camphor tree in the center, 2 jacaranda trees on each end, & 2 pride of Madeira plants on each side of the driveway
- Lot 42 – addition of plantings in front yard & trees along back fence
- Lot 53 – add 25’ short retaining wall on west side to prevent further slippage of landscape
- Lot 57 – Solar
- Lot 63 – replacement of front door & new front door – lighting in pillars
- Lot 107 – Major Remodel not starting until Feb 2019

*Completions*

- Lot 22 – dead tree in canyon removed
- Lot 38 – remove sickly palm trees encroaching tennis court backyard (Lot 39 has dead palm fronds in canyon that need to be removed)
- Lot 63 – front yard turf & stucco to cover brick siding to match house
- Lot 122 – front door paint – decorative tiles on planter wall with & tree/bush

*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.

*Variances*

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- Lot 5 – a portion of the walls in original plan would be dangerously close to mature trees in the front yard. Request to move the front gate and its adjoining walls as much as five feet closer to the curb. Variance approved.
- Lot 34 – replace current shed with music and photography studio with a bathroom and small kitchenette. Lot 33 owners are OK with 12.5' set back. Shed is currently at 14.9' predates current owner. Variance approved.

**Gate Operations Report:**

- Evaluation of changing gate attendant services to Elite was discussed at length. The biggest issue is a potential increase in costs. Stacey agreed to contact Elite to get the contract in writing and confirm pricing. Wayne made a motion to switch to Elite if the annual expense can be confirmed at under \$98,000 for 2019, subject to Stacey and Ken reviewing and approving the contract terms.
- Steve will request a copy of the current contract from US Security so the Board can review any termination provisions.
- The Board reported there are several issues with the operations of the gate.
- A continued issue with motorcycles not being able to trigger the gate sensor was reported. The sensor may need to be moved to a different location for better access. Steve will look into increasing the time period before the gate closes.
- The gate service company is recommending that all wiring be replaced. Steve will get bids for replacing the wiring and removing unused lines.
- Austin reported the key pad is not working correctly. Calls to phone numbers from the keypad are not going through. Steve will request gate company to fix this issue.

**Common Area Maintenance Report:**

- Borrowing of tables and chairs: Jose proposed to limit the use to only park events with Board approval. Wayne motioned and was unanimously approved.
- Jose is working on having a drawing made for the entry drive up Yerba Santa. He is hoping to have this drawing ready for the January Board meeting.
- The work on the gazebo has been completed. The arbor also needs significant repairs. Repair cost is estimated at approximately \$1,000. Board agreed to use surplus from 2017 to pay for arbor repair.
- The parts for the dog fountain in the park have been located and the fountain should be fixed shortly.
- It was noted that the light on the Alvarado Estates sign at the bottom of Yerba Santa is still not working. Likely it is related to the electrical box needing to be tripped/fixed.

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**CACC Report:**

- Jose reported that the CACC Board has approved of putting together a committee generated advisory plan. A steering committee is overseeing the work with the goal to have the plan done in 2 years rather than 5 years.

**Streets Report:**

- Jose reported that he has been in contact with a representative from the Mayor's office to try and get a handle on the status of the utilities undergrounding project. Jose, Wes and Wayne agreed to work as a committee focused on getting more information on the status of the undergrounding project.

**Safety/ Security Report:** Nothing to report.

**Communication/ Technology Report:**

- The new APS system is supposed to go into effect January 1. Austin has agreed to evaluate the system for potential use by the Board and the Association generally.

**Social Report:**

- Annual Meeting – Sat, March 9<sup>th</sup> 3:00 pm
- Home Tour – April 2019. We are hoping to have our 3rd Annual Progressive Wine Dinner and Home Tour and we need 4 homes to do that.
- 4th Annual Golf Championship – June 2019
- Concert in the Park – July 2019
- Family Movie Night Under the Stars – August 2019
- 33rd Annual Picnic & Halloween Costume Party – October 2019

**Calendar:**

The next regular Board Meeting will be held at 7:00pm on Tuesday, January 8, 2019, at the office of APS (Conference Room 1), 7007 Mission Gorge Rd # 201, San Diego, CA 92120.

**Adjournment:**

There being no further business for the Board to address, Jose called the Meeting to a close at 09:15pm.

Minutes respectfully submitted by Associated Professional Services

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*Approved during the \_\_\_\_\_, 2018 Board Meeting*

*Signed by:* \_\_\_\_\_