

Alvarado Estates Community Association

BOARD MEETING MINUTES

FEBRUARY 12, 2019

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 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Treasurer-Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Susan Crisafulli, Steve Neu, Austin Hong and Wesley Hinkle. Also, in attendance was Michelle McGarry with APS. Quorum was established with eight (8) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: Susan motioned to approve the January 8, 2019 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

PRESENTATIONS: No presentations

PUBLIC COMMENT: No homeowners in attendance

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report: Ken reviewed the December 2018 Financials. Reporting on a surplus of \$28,069.39, pointing out that the Gate Expense was \$15000 under their projected 2018 budget. The surplus includes the contingency fund of \$6000 which is included in the yearly budget.

- Board members were requested to provide a breakdown of their project budgets to Ken in order to get the yearly budget closer to the actual costs.
- Ken reported the association currently has 5 CD's with different banks and a money market with Wells Fargo getting an average of over 2% interest.
- Board requests APS to look into the new laws in regard to the transfer of funds and board approval.
- Board is waiting on the draft audited statement and will be included in the March meeting packets along with the Reserve Study.

Association Manager's Report: APS reported that AppFolio has been deactivated and Austin will look into learning the program before the March meeting. Also, the annual meeting packets with Board Nominations were mailed to homeowners.

Architectural Report:

Houses approved & currently in destruction/construction mode

Lot 5 – monthly penalties June 1 - Dec 31, 2018 = \$1750. Penalties of \$100 a day Jan. 1, 2019. Mulch in front, planting in progress, wall up

Pending

Lot 25 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

Approvals

- Lot 1 – Free standing art studio & dead trees on Norris removed
- Lot 2 – Palm tree removal next to house
- Lot 3 – removal of 3 dead trees & bushes on Norris Rd
- Lot 15 – Replace front door
- Lot 18 – Solar & box/shed for storing construction materials in setback for 1 year – neighbors approved Jan 2019
- Lot 26 – Solar
- Lot 34 – replace current shed with music and photography studio w/kitchenette & bath
- Lot 42 – addition of plantings in front yard & trees along back fence
- Lot 53 – 25’ short retaining wall on west to prevent further slippage - repaint house stucco & stain fencing
- Lot 57 – Solar
- Lot 63 – change placement of front door w/new front door
- Lot 107 – Major Remodel not starting until Feb 2019
- Lot – 114 remove dead trees and clear canyon 100 ft from structures

Completions

- Lot 1 – 2 front trees removed 1 dead 1 causing foundation issues
- Lot 2 – tree root removal due to walkway cracking
- Lot 11 – Solar
- Lot 15 – Solar – Replace garage 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 53 – repaint house stucco
- Lot 63 – lighting in pillars

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.

Gate Operations:

- Steve reported the gate phone is in working order, will also double check the key pad and look into changing the lockbox code.
- Change of services from US Security to Elite effective February 26th, 2019.

Common Area Maintenance:

Jose reported the cost for termite repair to the 2 structures at Inspiration Point in the park would be around \$1,600. Jose motioned to approve the work, motion was seconded and unanimously approved. Miguel added a solar light to the Alvarado Estates sign on Yerba Santa as back up and Susan will contact the owner of Lot 9 to schedule the electrician to fix the breaker box issue.

CACC: No new updates to report.

Streets:

- Wes reported 3 street lights are to be fixed and will look into getting the pipe at the entrance cleaned out.
- He will also get the storm drain by the front gate cleaned out as it clogged.
- Undergrounding Issue: City Attorney's office is against spending public money on private streets. Wes, Wayne, & Jose stated that the undergrounding is paid with rate payer funds and our streets are not truly private as the side gate is open 24/7. They will report back when they hear more information about the use of public funds.

Safety:

Homeless Encampment Cleanup/Status:

- Wayne reported there are no homeless or active camps currently in the canyons at this time.
- There are 3 gaps in the lower fencing along Montezuma and Fairmont Ave. The two smaller gaps have been fenced and the one larger gap at the bicycle path remains open.
- Ultimate goal is to close routes and make our canyons less accessible for vagrants.
- Wayne motioned "To improve security and reduce fire risk, and on behalf of five property owners, our Association shall install an 875 lin ft, six foot tall fence, in the location as shown on the below plot plan at an approximate cost of \$15,000. 50% of this cost will be allocated to and paid by the five affected property owners and 50% will be paid by our Association from the Safety Committee budget."
- Two main issues raised were buy-in on the goal of the fence by non-association property owners, and their willingness to pay their share. The Board feels that the benefit to the community as a whole in terms of safety, from both crime and fire risk, outweighed the potential additional cost to the association. It was also noted that all association members supported the fencing idea.
- The motion was made, seconded, and unanimously approved with 2 abstentions.

Communication/Technology: Austin reported the Associations website domain expires this year and asked the board how many years they should renew for. After discussion, it was approved to re-new for the maximum 9 years.

Social: *Annual Meeting Sat, March 9th 3:00 pm *Home Tour—April 28, 2019? We are hoping to have our 3rd Annual Progressive Wine Dinner and Home Tour in April and we need 4 homes to do that.

*4th Annual Golf Championship—2019 normally held in June may be moved to May as Wayne will be out of the country for first 2 weeks.

*Concert in the Park—July 2019 *Family Movie Night Under the Stars—August, 2019 *33rd Annual Picnic & Halloween Party—October, 2019

NEW BUSINESS: Questions on an outgoing mailbox were brought up. The board will get more information regarding getting an outgoing Blue Box installed.

CALENDAR: The next meeting will be the Annual Members Meeting on March 9, 2019 at 3:00 PM, located in the Community Park.

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 8:35 PM.

Minutes respectfully submitted by M. McGarry with APS.

Approved during the Board Meeting held on _____.

Signed by: _____.