

ALVARADO COMMUNITY ASSOCIATION

Annual Meeting Minutes

March 9, 2019

Call to Order: The 2019 Annual Membership Meeting of the Alvarado Community Association held at the Community Park of Alvarado Community Association, in the City of San Diego, State of California, was called to order at 3:08 PM.

Quorum: A quorum of at least one-third of the voting power was established with 54 out of 130 Members present person and/or by secret ballot (Proxy).

Members present: 21 homes were represented in person and 33 by proxy.

Guests in attendance were Rachel Gregg, representative from SDSU, Sanna Stolpe from the office of San Diego City Council President Georgette Gomez, Assemblyman Todd Gloria, and Christina Vargas of Associated Professional Services.

Adoption of the Agenda: A motion to adopt the Agenda as presented was made, seconded and carried.

Call for Nominations/Close of Balloting/Vote: Wayne Breise called for nominations from the floor. With no further candidate nominations, he moved to close the nominations. The motion was seconded, carried and the 2019 nominations were unanimously closed. Wayne Brieese made a motion to vote by acclamation for the 5 candidates running for the 5 open positions. The motion was seconded and passed unanimously.

Approval of Prior Annual Meeting Minutes: Members in attendance reviewed the minutes from the 2018 annual meeting. Upon a motion duly made and seconded, Members in attendance unanimously approved the March 10, 2018 Annual Members Meeting Minutes as presented.

Introduction of Guests:

Rachel Gregg – Rachel is the Community Relations Manager for San Diego State. She introduced herself and stated the University had numerous activities going on. She also said she could be contacted if anyone had questions.

Sanna Stople- Sanna introduced herself as the new assistant for San Diego City Council President Georgette Gomez. Sanna offered to speak with anyone who was interested in knowing more about the Council's activities.

Assemblyman Todd Gloria discussed Bills AB262 and AD43.

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Committee Reports

Treasurer's Report – Ken Klayman reported that the association has a surplus of a little over \$20,000 however this is not definite because the draft audit has not yet been completed. He made a motion to move for a resolution that the Board be given the discretion to add the surplus to capital reserves or use it for special projects. The motion was seconded and 28 in favor, 1 oppose and 1 abstention. Motion passed for a resolution granting the Board discretion to add the surplus to capital reserves or to use it for special projects. The association is 117% funded for capital reserves based on the reserve study. Money invested in CD's which yields 2.3%. There is currently \$612,000 in the association's capital reserves, which means the association is over 100% funded.

Architectural Committee Report- Susan Crisafulli welcomed the new homeowners to the community and reiterated the Architectural Committee's focus on privacy, view and light, as well as emphasizing the process for seeking permission in advance of making changes and undertaking projects.

Newsletter Committee- Nothing to report.

Safety & Security Committee Report- David Wiles reported that if anyone was to see any homeless to contact him. He mentioned that there was around 20 homeless people before but at this point there are zero. The following openings were closed or are expected to be closed with fencing discouraging the homeless from entering -- Montezuma, Fairmont and the bike path. Homeowners were also informed that an incident report will be created that can be filled out and submitted to the Association for incident situations. The brush has been minimized in certain areas, but there are still a number of areas with a fire safety issue. The Board is working on getting a special blanket permit to allow brush removal in all canyon areas beyond the areas required to be maintained by individual homeowners. Homeowners were reminded that they are required by law to maintain the brush within 100 feet of their structures.

Community Park & Landscape Committee report – Outgoing mailbox update - Jose mention how the association had one previously but was taken down because of a decrease in mail volume and due to vandalism. Jose also mentioned that one option is to have a drop off box next to an active mailbox however the postman will not stop if there is no mail being delivered to the active mailbox.

Streets Committee Report/Underground Projects- Wes reported that the streets are in good shape. They are working on the lights that are out and there are no major street renovations this year.

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Gate Operations Committee Report- The gate has a sensor and homeowners were informed that they cannot try to rush through immediately after a car has passed through. They need to pause and wait to allow the gate to come back down and open again for entrance.

Web Publisher Committee Report – Austin reported that APS is testing a new app called AppFolio and it will be rolled out to homeowners later this year. The email that homeowners received inviting them to create an account should be disregarded.

Social Committee Report – Susan thanked Social Committee Chair Lori Mullen for all of her hard work over the last year. She also announced the upcoming activities:

- Annual Meeting – Sat, March 9th 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

OPEN FORUM

There was a discussion regarding a homeowner who had mail/packages stolen. Jose encouraged the homeowner to report such incidents to the police. There was also a discussion regarding creating an incident report that homeowners could fill out informing the Association when incidents like this or other types of incidents, such as those involving intruders, occur.

ELECTION RESULTS

The following members were elected to the Board of Directors: Jose Reynoso, David Wiles, Wes Hinkle, Ken Klayman and Miguel Espinosa.

The meeting was adjourned at 4:39 PM.