

Alvarado Estates Community Association

BOARD MEETING MINUTES

APRIL 09, 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 7:01 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Treasurer-Ken Klayman, and Board Members; Miguel Espinosa, Paul Feuer, David Wiles, Susan Crisafulli, Stacey James, Steve Neu and Austin Hong. Also, in attendance was Melissa Medina with APS. Quorum was established with eight (10) Directors in attendance.

Guest speaker: Sanna Loando District 9 Community Representative

Sanna Loanado discussed the meeting that was requested by the Board of Alvarado Estates which was submitted in February regarding undergrounding. She advised the Board of Directors that this was submitted to City Attorney and Council President Gomez hopes to have a date for a meeting and/or more information later this week. The Board addressed his concern and stated this is very important before Council President Gomez's re-election. She also notified the Board on important dates regarding newsletter/budget 2020 and upcoming evening meetings. She also emphasized the importance of public input/feedback on topics such as Outreach Committee/Public Safety for the College area. There was also a discussion regarding the street light issue at the intersection of Yerba Santa and Montezuma, with concern expressed that the light is taking a long time to change. Sanna advised the Board she would look into this matter.

APPROVAL OF PRIOR BOARD MEETING MINUTES: Stacey motioned to approve the February 12, 2019 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved (10-0)

Board Member Ken Klayman requested the meeting minutes for the Resolution which was discussed at March 19th meeting to be completed and submitted in the next Board Packet to be approved.

PUBLIC COMMENT: No homeowners in attendance

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report:

Ken reviewed the February 2019 Financials as well as yearly audit and tax return. There is a discrepancy between Ken's records and the draft audit report regarding the amount of the surplus. Ken will figure out why there is this discrepancy and inform the Board at the next meeting.

The Board reviewed the Audit and decided to table until the next meeting for further review.

Ken received approval to transfer \$130,000 from the Association's general checking account at Alliance Bank to the Association's brokerage account at Wells Fargo Advisors, and invested in a Fidelity Treasury Only mutual fund.

Association Manager's Report:

None at this time

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, wall up but Entry gate/door & lighting still not complete

Lot 107 – Major Remodel started April 2019

Pending:

Lot 25 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

Approvals:

Lot 1 – Free standing art studio

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 okayed Jan 2019

Lot 34 – replace current shed with music and photography studio w/kitchenette & bath

Lot 53 – replacing some areas of rock with turf along street frontage

Lot 56 – widening current driveway to accommodate all 3 garages

Lot 57 – Solar

Lot – 114 remove dead trees and clear canyon 100 ft from structures

Completions:

Lot 2 – Palm tree removal next to house

Lot 26 – Solar – turf, rockscape, and lower pad fencing

Lot 42 – addition of plantings in front yard & trees along back fence

Lot 53 – 2 short retaining walls on west to prevent further slippage - repaint house stucco & stain fencing

Lot 63 – change placement of front door w/new front door

Lot 83 – landscaping east front side

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.

Lot 1 – City deems Norris as front yard making it eligible for 10’ setback for studio – HOA maintains front yard remains on Yerba Santa – Variance granted for 1.5’ on the 3 feet that don’t fall within the 20’ setback rule.

Lot 52 – homeowner agrees to remove plastic sheeting from roof and weed removal.

Lot 75 – RV visibility issues addressed/ motor home sold and will gone by end of week. Will put another vehicle in garage and cover truck parked on side yard.

Potential Variance – Lot 122 – regarding solar and cost of placing on current roof vs building carport in setback. Board requests to see drawings of the planned carport, and if approved, would require homeowner to put in significant vegetation to screen from neighbors given that they have a 10’ setback currently.

Potential Rules Change – regarding replacing pipes visible from front and/or side yards – port-a-potty placement off street – and alerting members to high noise volumes, e.g., jack hammers, etc.

Gate Operations:

Steve reported the gate is working fine now that four guide wheels have been replaced. There are no other issues with gate performance to report.

Elite Services, which were effective February 26th, 2019, are going well.

There is an issue with the pedestrian gate not latching due to overgrown tree roots. This issue is currently being addressed and should be corrected soon.

Common Area Maintenance:

Jose reported that he has requested a proposal from Poly Landscaping for tree trimming/pruning, cutting of dead branches at the entrance of the community. He also suggested to replace the tree canopy with pine trees and jacarandas. The Board discussed some overgrown bushes that need to be trimmed back along the dog park.

Jose discussed with the Board the landscape improvement plan for the entrance of the community. He suggests that it could be done for \$15K or less. The Board agreed this is a great idea to beautify the community and curb appeal. Wayne made a motion to authorize Jose to move forward with the plan to improve the landscaping on Yerba Santa between the neighborhood gate and Montezuma at a cost up to \$15,000 with money from the 2018 surplus. Motion was seconded and unanimously approved.

CACC:

Jose reported on the status of the update to the Community Plan. The CACC recently gave a presentation asking for \$5k to cover cost of internships to put the Plan into the City’s format for submission. In recent elections there were 6 seats open and only 3 people ran. He encourages more participation.

Streets:

Undergrounding Issue - City Attorney's office is against spending public money on private streets. Jose stated that he spoke to Georgette Gomez Council President regarding the undergrounding and she is pushing for the issue to go to the Council.

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. Last month they motioned to have a fence installed.
- This fence will improve security and reduce fire risk, and on behalf of five property owners, our Association shall install an 875 ft, six-foot-tall fence, 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. The contractor who will be installing the fence is BCD. Wayne has received 4 checks from 4 of the 5 owners which are payable to BCD. No payment has been received from the lower lots on Fairmount, which are believed to still be owned by the Utah company. Wayne will continue to try and contact them.
- The fence should be completed early next month.
- Wayne also confirmed they will check Dig Alert along the fence line to ensure that they don't cause any damage to any of the underground lines.

Communication/Technology:

Austin reported that AppFolio has been discontinued. The Board would like to know what other options APS could provide with similar features and capabilities. They would like online access and a section for history of each lot instead of paper files. Melissa Medina reported she would ask management for any options or suggestions that would assist Board with their association needs.

Social Report:

*Home Tour—April 28, 2019

*4th Annual Golf Championship—June 29, 2019

*Concert in the Park—July 13, 2019

*Family Movie Night Under the Stars—August 24, 2019

*33rd Annual Picnic & Harvest Festival —October 6, 2019

NEW BUSINESS:

Park Motion: To authorize the creation of a committee to explore the possibility of building a community center in the Community Park as shown on our original park master plan. Issues to be explored would be location, funding, probable uses, estimated construction costs, probable annual maintenance cost, etc. – Motion passed.

Questions on an outgoing mailbox were brought up. The Postal Service has confirmed this is not an option due to lack of volume.

CALENDAR: The next meeting will be Tuesday, May 14, 2019 at the offices of APS Conference Room
At 7007 Mission Gorge Road Suite 201 San Diego, CA 92120

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 8:49PM.

Minutes respectfully submitted by Melissa Medina, Associated Professional Services.

Approved during the Board Meeting held on _____.

Signed by: _____.