

Alvarado Estates Community Association

BOARD MEETING MINUTES

MAY 14, 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, Secretary- Stacey James and Board Members; Miguel Espinosa, Paul Feuer, David Wiles, Steve Neu, Wes Hinkle and Austin Hong. Also, in attendance was Christina Vargas with APS. Quorum was established with ten (10) Directors in attendance.

Guest speaker: Sanna Loando District 9 Community Representative

Georgette Gomez continues to work on the undergrounding issue and is going to submit our request to the City on our behalf. Additionally, emergency storm drain repairs on Montezuma and Reservoir are about to begin.

APPROVAL OF PRIOR BOARD MEETING MINUTES: Stacey motioned to approve the Organizational Meeting Minutes from March 9, 2019 and the April 9, 2019 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved (10-0)

PUBLIC COMMENT: No homeowners in attendance

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report:

Financial report was discussed, and Ken requested to defer the audit approval until he gets more information.

Ken also has information that he received from the Seminar that APS hosted regarding the prior Board approval from transferring funds from one account to another. He will confirm with the attorney the proper procedure.

The subject of the payment status of Parcel No. 461-400-08-00 was discussed.

Association Manager's Report:

Nothing to report 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 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 56 – widening current driveway to accommodate all 3 garages
Lot 57 – Solar
Lot 127 – Solar
Lot 106 – Removal of dead tree front yard (possibly 2 if not able to save)
Lot 114 – remove dead trees and clear canyon 100 ft from structures
Lot T-1 – replace existing mailbox and 2 light pillars with small artistic walls

Completions

Lot 52 – removal of plastic from roof and weed removal.
Lot 53 – replacing some areas of rock with turf along street
Lot 75 – RV removed, vehicle in garage, and truck covered.
Lot 106 – Removal of 2 dead trees front yard.

Requests

Lot 3 – removal of 3 dead trees & bushes on Norris Rd. This was requested in January and is a fire and safety hazard.
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 that he needs help with a welder. The Guest Residence sign needs some work done. Jose will check with his contact to see if he can assist.

Common Area Maintenance:

Paul mentioned that the vegetation area at the park that was to be thinned could end up being a hazard. So, for now Poli has just trimmed it. Paul mentioned that the solution may be to put in some new trees.

CACC:

Jose mentioned that the CACC is working with an Urban Planning Professor at SDSU who is having his graduate studies students come up with various scenarios related to growth impacts in the College Area. Once this information is gathered, the goal is to prepare a proposal for the Community Plan in the fall.

Streets:

Wes reported that there hasn't been a lot done to the streets in the past year because they were under the impression that the undergrounding was going to happen immediately. While we have been waiting for the undergrounding to take place, the lights have not been repaired. There are 20 lights in our neighborhood, some of which need repairs, but he found out that SDG&E will not assist in repairing the wires. We will need to address these repairs and Wes is suggesting we consider replacing the lights with LED lights as repairs are done.

Safety:

Wayne noted that the fence along Fairmount Avenue is under construction and should be completed within the week. The fence along the bike path is about 70 percent complete. While digging the holes for the posts they found two camps. Both of these camps have been shut down. The fence was a good step, but we will continue patrols and maintenance of the areas where homeless encampment have previously been found.

Ken mentioned a handout that he received from the seminar regarding the homeless situation. He will provide copies to the Board and there was a discussion of evaluating whether this might be good information to share with the association members.

Communication/Technology:

Austin did not have anything to report at this time. Jose asked if there was a way to have a password protection for the minutes on the website.

Social Report:

- *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:

No new business.

CALENDAR: The next meeting will be Tuesday, July 9, 2019 at 5:00PM in the Alvarado Community Park.

ADJOURNMENT: With no further items to discuss the meeting was adjourned to the Executive Session at 8:03PM.

Minutes respectfully submitted by Christina Vargas, Associated Professional Services.

Approved during the Board Meeting held on _____.

Signed by: _____.