

Alvarado Estates Community Association

BOARD MEETING MINUTES

JULY 9, 2019

CALL TO ORDER: The meeting of the Board of Directors held in the Community Park of Alvarado Estates located at 4774 Yerba Santa Dr. San Diego CA 92115 at 5:04 PM.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Treasurer-Ken Klayman, Secretary- Stacey James and Board Members: Paul Feuer, David Wiles, Steve Neu, Wes Hinkle, Austin Hong and Miguel Espinosa. Also, in attendance was Christina Vargas with APS. Quorum was established with ten (10) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: Stacey motioned to approve the Board Meeting Minutes from May 14, 2019. Motion was made, seconded and unanimously approved (11-0)

GUEST SPEAKERS:

Paola presented in place of Sanna Loando, District 9 Community Representative. Paola passed out the newsletter from Council President Georgette Gomez and took down all questions and concerns to bring back to Sanna Loando, including a concern that Fairmount South is unattractive with no real maintenance being done on medians, sidewalks, and walking spaces.

Jonathan with Congresswoman Susan Davis' office also passed out newsletters and mentioned Congresswoman Davis' ongoing global policy series in regard to Climate Security and Climate Issues. He discussed recent legislation that has been introduced, including the Survivor Outreach & Support ("SOS") Act and the Stop Child Hunger Act. The SOS Act is to establish a sexual assault survivor advocate on all university campuses to provide resources and assistance for those who have been assaulted. The Stop Child Hunger Act is for those who receive reduced cost or free lunches at school for them to receive this during summer months as well.

The representative from SDSU was unable to attend, so Jose spoke on their behalf. A forum regarding Riverpark at the proposed SDSU West Campus will be held at the SDSU Student Union. Date to follow. Also, on July 16 from 8am-3pm and July 19th from 8am-3pm SDSUPD will be practicing maneuvers and techniques for mass violence.

A representative from Assemblymember Todd Gloria's office also attended. He discussed the recent budget that has been signed by the Governor and various allocations within the budget, including additional funding for the CSU and State University system, funds to address homelessness in a one-time funding, funds designated to build mixed income housing, funds for ongoing for clean water activities, and \$19.4 billion in reserves.

PUBLIC COMMENT: No comments

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report:

Ken noted that the financial report is still not done due to a discrepancy between the auditor and APS. He expressed his frustration with how long it is taking, but assured that he is working on it. He anticipates the report will be completed by the end of week.

A motion was made to authorize the hiring of Sonnenberg & Co. to prepare the interim capital reserve study. Motioned seconded and unanimously approved.

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 effective Jan. 1, 2019. Mulch in front, some plantings, & lighting but entry gate/door still not complete. Committee in agreement to impose 2018 fines of \$1750. Board will discuss 2019 penalties at September meeting.

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 & jet skis temporary in drive due to remodel in July

Lot 15 – Replace front door

Lot 16 – New front door

Lot 18 – 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 & update landscaping

Lot 57 – Solar

Lot 58 – Solar

Lot 67 – Remove dead tree front yard

Lot 127 – Solar

Lot T-1 – replace existing mailbox and 2 light pillars with small artistic walls

Completions:

Lot 66 – Solar
Lot 127 – Solar

Requests:

Lot 114 – Dead trees/bushes/brush in canyon pose a fire risk. Contacted owner in February – One tree was removed – June 24th given 30 days to clean up area.

Lot 47 – request to remove 2 trees – 1 diseased 1 healthy & told owner neighbor needs to be okay with it.

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 mentioned that there was a service call because the Fire Dept left the gate in the open position with their entry key.

David noted that one of the gate attendants had contacted him to raise a concern regarding flooding, which appears to be causing part of the driveway/road to sink. This is not the first time this issue has been raised. The cause was previously traced to water runoff from a resident's sprinkler system and that appears to continue to be the issue here.

Common Area Maintenance:

Jose noted that the 14 jacaranda and two canary pine trees have been planted on the driveway up Yerba Santa. He mentioned that the annual clean up of brush in the canyon leading to the neighborhood entry is to be done Thursday the 11th or the beginning of next week. It is overgrown with grass. All will be trimmed back whatever is practicable.

Jose also reminded residents of their obligation to have all brush cleared within 100 horizontal feet from their structure for fire abatement.

CACC:

Moving forward with Community Plan Update Project. The goal is to make Montezuma, especially from College Ave to El Cajon Blvd more pedestrian friendly, including possibly reducing traffic to one lane in either direction, add bike lanes and wide sidewalks, as well as a roundabout at 63rd and Montezuma.

Jose discussed the CACC's priorities that were identified for the City:

1. Fairmount/Montezuma beautification.
2. Improve the traffic flow from Montezuma westbound to Fairmount Ave and the I-8 on-ramp. (The Navajo Planning Group is concerned about the congestion on Fairmount and Interstate 8. The planning group met with Senator Tony Atkins office and since they

already knew about the desire to get the second off ramp lane from Montezuma onto Fairmount. It was suggested to consolidate the project so that they can get Council member Gomez and Council member Sherman to push the mayor to apply for Senate Bill 1 (gas tax) money to get the entire project done.

3. Acquire land for pocket parks.
4. Improve Reservoir Drive from Montezuma to Alvarado Rd from eastside of street where there is a drainage ditch. Request to have the ditch be converted to pipe and put a sidewalk which will provide access to the trolley station, and add streetlights.
5. Repave streets in El Cerrito, Redland Place and Alvarado Rd from College Ave to Reservoir Dr.

Streets:

The undergrounding project was addressed. As previously discussed, the City Attorney has a concern over using public funds for private streets. The Board provided the City Attorney with a letter explaining the Association's position that the funds at issue are not public funds, but instead are rate payer funds. We are still waiting for a response. A motion was made to authorize the hiring of counsel to contact the City Council to address the delay. Motioned seconded and unanimously approved.

Sewer work to be done at the bottom of Palo Verde Terrace and the bottom of Toyon to re-line the existing sewer lines. This means digging up these areas of the streets, but the streets will be repaved as a result.

Austin mentioned how well the LED lights that were installed at the bottom of Palo Verde Terrace are working.

Safety:

The fence that was built that goes from Fairmount to Montezuma has been successful at controlling access into the neighborhood from the homeless. However, there was a report recently of a trespasser using a resident's garden hose at 3am. Susan commented that there have been questions regarding whether we should have 24-hour gate attendants. She does not feel that this is the best way to allocate the Association's funds. She strongly recommends each of us install our own security systems, such as personal security cameras.

Two security cameras have been installed in the Park.

Austin is assisting in creating an incident reporting tool on the internet for residents to be able to report incidents and for incidents to be tracked. Austin confirmed that the report would not be accessible to the general public; the only thing that will be public is being able to submit the incident.

Communication/Technology:

Austin is working on adding password protection for access to certain documents made available on the Association’s website. The Board to discuss what items will be password protected.

Social Report:

- *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:

Angela Adu-Badu worked for Pfizer & put together health fairs on the La Jolla campus that were always a big hit. She was talking with some neighbors and thought this would be a good idea to do in our community park one day. The caveat being we invite our own community to set up “booths” for the fair. We could open it up even further and ask anyone who would like a booth on that day to participate. We could have artisans show off their talents as well.

The board agreed with this idea and Angela volunteered to head the fair and make it happen. She will write up a nice letter to be sent out to all our residents and see how many people would like to participate with a booth.

CALENDAR: The next meeting will be **Tuesday, September 10, 2019 at 7:00PM** at the office of Associated Professional Services.

ADJOURNMENT: With no further items to discuss the meeting was adjourned at 6:06pm.

Minutes respectfully submitted by Christina Vargas, Associated Professional Services.

Approved during the Board Meeting held on _____.

Signed by: _____.