

Alvarado Estates Community Association

BOARD MEETING MINUTES

SEPTEMBER 10, 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 #101 in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00pm.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Treasurer-Ken Klayman and Board Members: Susan Crisafulli, 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: Jose motioned to approve the Board Meeting Minutes from July 9, 2019. Motion was made, seconded and unanimously approved (10-0)

GUEST SPEAKERS: Sanna Loando was present for Georgette Gomez office. The legal response to the underground and she mentioned that she spoke with chief of staff and he verified that it was with the last attorney on their team. The initial team of attorneys that produced the response finalized it about five (5) weeks ago and they do a final review throughout the different levels of management. And as of right now it is with the final attorney.

They are doing the paving on the Fairmount exit they have laid out the overlay on the on and off ramp. The project extends to Collwood. The end date is October 25th.

PUBLIC COMMENT: R.D. Williams and Rachel were present for Aztec Shops. Homeowner Judge Pat Benke was also in attendance. In the case of a neighbor dispute, the Board is hopeful that it can be worked out among each owner. While we are here to support our members, having the Board mediate should be a last resort.

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report:

The financial report from APS is not ready. Ken has spoken with Neal Chazin regarding the preparation of the report. There were questions with the audit from 2018 and the in-house report. Neal is working on the report by analyzing the reports month by month from 2017 to 2018. There were mistakes by both the auditor and the accountant from APS. There is a revised report that has been submitted the difference is about a \$4,000 difference from the original report. The budget is not able to be prepared due to this not being completed. Currently Ken does not have the correct amount of what the surplus is. Ken has requested for those he

emailed to submit their budget report. Susan has already submitted her report. Ken spoke about the surplus and what should be done with it. He discussed the option of taking the surplus and use it either for projects or put in reserves.

Ken also initiated a \$70,000 transfer from the Wells Fargo account to the Alliance Checking account.

Association Manager's Report:

Nothing to report at this time.

Architectural Report:

Houses approved & currently in destruction/construction mode

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 back yard

Lot 83 – New roof, solar & paint on guest house to match main house

Lot 127 – Solar

Lot 109 – Remove dead tree front yard

Lot 122 – Solar

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

Lot T-8 – Solar

Completions

Lot 5 – As of August house has been completed to the satisfaction of committee. After retaining wall completion final west facing wall and landscape to be completed. Committee in agreement of imposing 2018 fines of \$1750 w/Board discussion at September meeting regarding 2019 fines.

Lot 45 – Remove dead palm trees next to house

Lots 25, 27, 28 & 32 – dead bushes and canyon clean up

Lot 67 – Remove dead tree front yard

Lot 83 – new landscaping side yard
Lot 127 – Solar
Lot M-25 – New roof, rain gutters & solar
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Requests

Lot 73 – clean up dead brush along Yerba Santa
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 and again September 4th can be seen from Montezuma.
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.

Susan made a motion for letter to be sent to Lot 5 re: fines owed for 2018 of \$1750. Motion seconded and unanimously approved.

Gate Operations:

Steve proposed to rewire the switches on the gate so that the gate attendant can have independent control of the left arm and keep visitors from entering in when a resident enters. Austin also requested to ask if the gate arms can be rewired so that they will not be left up when the attendant is not present.

Common Area Maintenance:

Dead tree in the park, Jose will take care of it. The area from Montezuma to the light pole at Collwood has been requested to be cleaned out.

CACC:

There was a community newspaper called Mission Times Courier. This was sent out to 3,000 homes that did not include any of the western half of the college area. Jose and a colleague approached the publisher of the newspaper to expand the distribution area to include the college area. During the conversation it was mentioned that this area of the college area needs its own paper. So now this paper will be called the College Towne News. Initial publication will be 10,000 copies with the hopes of expanding to 20,000 copies. Every community to submit an article and Susan has volunteered to submit an article once a month.

Streets:

Wes informed that the manhole cover has been fixed. There was a complaint regarding the drain water. The grate that has just been finished being cleared out. There is a lip that sits an 1/8 of an inch that causes the issue with the drain water. Wes will work on getting this fixed.

It was brought up that the leaves are beginning to be an issue and that there has been an increase in the bill of \$50. Wes suggested that they come twice a month.

Wes mentioned that the construction that is going on Yerba Santa that has trash and broken glass. Susan has already sent out letters regarding this

A maintenance crew will be taking care of the solar lights. They will change the batteries and replace the rusty locks.

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The Board has approved to paint the curb by the entrance red.

Safety:

The fence has been working out great in the canyon.

The sidewalk is being cleared out and the new trash cans have been discussed.

Communication/Technology:

Nothing to report at this time.

Social Report:

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

NEW BUSINESS:

CALENDAR: The next meeting will be **Tuesday, October 8, 2019 at 7:00PM** at the office of Associated Professional Services.

ADJOURNMENT: With no further business for the Board to address, Jose called the meeting to a close at 9:05pm to adjourn to the Executive Session.

Minutes respectfully submitted by Christina Vargas, Associated Professional Services.

Approved during the Board Meeting held on _____.

Signed by: _____.