

# Alvarado Estates Community Association

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## BOARD MEETING MINUTES

OCTOBER 8, 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, Secretary- Stacey James, Treasurer-Ken Klayman and Board Members: Susan Crisafulli, Austin Hong, Steve Neu and Miguel Espinosa. Also, in attendance was Christina Vargas with APS. Quorum was established with eight (8) Directors in attendance.

**APPROVAL OF PRIOR BOARD MEETING MINUTES:** Stacey motioned to approve the Board Meeting Minutes from September 10, 2019. Motion was made, seconded and approved (7-0-1 abstention)

**GUEST SPEAKERS:** Johnny Lee and Andrew Gade who are running for City Council was in attendance to introduce themselves.

Sanna discussed the memo regarding public funds for private streets. Their response was the funds that are received by SDG&E are public, so using these funds to underground the utilities in a private community would be considered a gift of public funds. In regard to the SDG&E surcharge fee that is billed to customers they bill all customer classes per the public utility commission, and this includes communities that also do not have overhead lines. This applies across the board. It is the City Attorney's opinion that this expenditure does not serve a public purpose.

Diana Lara from Senator Toni Atkins office and is the new state liaison for Alvarado Estates was present to introduce herself.

### **PUBLIC COMMENT:**

### **ONGOING BUSINESS/COMMITTEE REPORTS:**

#### **Treasurer's Report:**

Ken went over the preliminary budget. Changes were discussed.

Ken made a motion of the following resolution, it was seconded and unanimously approved.

Whereas, at prior annual meetings of the homeowners, resolutions were passed granting the Board authority to retain the annual surplus, as reflected in the Association's annual audit report, and use said surplus in a manner the Board deems appropriate, including but not limited to, adding said surplus to the Capital Reserves of the Association and;

Whereas, the Board has generally, but not always passed resolutions authorizing said surpluses be added to the Association's Capital Reserves.

Resolved that, the Board hereby authorizes, ratifies, and confirms that all surpluses for the prior five (5)

years beginning with the year ended December 31, 2018, not heretofore added to Capital Reserves of the Association.

**Association Manager's Report:**

Christina brought the Workman's Comp. audit report stating that the bill would be \$3. The Board asked to find out how they received their information to come to this conclusion.

**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

Lot 67 – Remove dead tree front yard

Lot 127 – Solar

Lot M-25 – New roof, rain gutters & solar

**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 24<sup>th</sup> given 30 days to clean up area and again September 4<sup>th</sup> 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.

**Gate Operations:**

Steve discussed the issue with the wiring of the gate. There is wiring that is there that is not being used. It seems to not just be a simple untangling and removing of the wires.

Steve discusses possibly deactivating the keypad when attendant is on duty. The Board discussed possibly putting something over the keypad so that when a gate attendant is present that they must register as visitor.

**Common Area Maintenance:**

Suggestion to add playground equipment for smaller children. Wayne mentioned that the physical space is questionable. There will be a bucket swing chair purchased for smaller children.

**CACC:**

The report from the class for the community plan update is supposed to be finalized on the 16<sup>th</sup> and hopefully approved by the CACC Board at the November meeting at which point it will be made public.

**Streets:**

The grate by the gate for the storm drain has been notched. Undergrounding laterals were discussed regarding remodeling. Those who aren't going to do anything with their roof or driveway they were not required to do their laterals. This was because the association was under the impression that they were going to get the undergrounding.

**Safety:**

The sidewalks are close to being cleared. The vegetation has been cut back. Someone had cut a hole in the fence by the bike path but is being repaired.

**Communication/Technology:**

Nothing to report at this time.

**Social Report:**

\*Annual Meeting – Saturday March 14<sup>th</sup> – 3:00 in our park

**NEW BUSINESS:**

**CALENDAR:** The next meeting will be **Tuesday, November 12, 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 8:18pm to adjourn to the Executive Session.

Minutes respectfully submitted by Christina Vargas, Associated Professional Services.

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Approved during the Board Meeting held on \_\_\_\_\_.

Signed by: \_\_\_\_\_.