

# Alvarado Community Association, Inc.

---

## Board Meeting Minutes – Special Meeting

December 8, 2021

**Call to Order:** The duly noticed Special meeting of the Board of Directors of the Alvarado Community Association, Inc., held via conference call in the city of San Diego, state of California, was called to order by the President at 6:00 PM.

**Roll Call/Quorum Establishment:** Quorum met with 9 of 11 Directors in attendance.

**Board Members present:** President—Jose Reynoso, Secretary—Stacey James, and Treasurer—Ken Klayman. Steven Neu, Miguel Espinosa, Wes Hinkle, David Wiles, Susan Crisafulli, and Eric Poliak.

**Owners present:** Laurence Doemeny, Mike Costa, Greg Lambron, Kelly Cook, Liz Missakian, Nicodemus Watts, Courtney Carter, Pat and Don Benke, Tammy & Dan Steenerson, Theodore Richter, Inez Thomas, Paul Feuer, Mitch Golub, Gus Kontopuls, Sanjay Gosch, Will & Brett Sprong, Marshall Lewis, Jim Call, and Alberto Abreu.

**Others Present:** Attorney William (Bill) Budd with Epsten Law, Katrina Wong, Management representative with Association Professional Services.

### Lot 107 Update:

#### Architectural Committee Recommendations:

Based upon review of the originally submitted drawings received on 08/17/18, the permitted set of drawings dated 05/25/21, the current construction change drawings dated 11/09/21, and consultation with Architect, Dwight Rogers with regards to the building height, number of stories, attic space windows, roof deck and setbacks, ***the Architectural Committee recommends the Board approve the revised Lot 107 drawings subject to the requirement to frost the attic space windows.***

\*Findings for 4720 Avion Way written analysis by Dwight Rogers, Architect, attached.

Per Susan, homes that feature high profiles with windows at the top are Lots 17, 19, 34, 39, 42, 56, 64, 77, 122, & T-2. Lots that have visibility into a neighbor's back yard are Lots 14, 18, 21, 22, 31, 33 thru 42, 45 thru 58, 63 thru 67, 72 thru 81, 107 thru 110, 120 thru 124, 128, T-1 thru T-8.

Community Comments:

A discussion was held regarding the Arch Committee's recommendation in light of the pending lawsuit filed by Greg Lambron and Don Benke against the Lot 107 owners and the Association. The Board clarified that the decision being made solely relates to compliance with the Association Rules and in no way involves or implicates the pending lawsuit. The actions of the Board have no legal bearing on the court's order.

Board Action:

Jose agreed with the Arch Committee recommendation that this project, as now submitted including frosted windows, meets every Association requirement.

- The Lot 107 owner requested that they be allowed to maintain translucent windows only on the side facing south – the south side windows do not look into any other properties, yards, or lots, only their roof top. The reason for the request is to address security issues with prowlers.
- Jose amends the resolution to require frosted windows in the attic space only for the windows that have direct sightlines (i.e., all attic windows except those facing south) into other properties as a condition of the Board's approval of the November 9, 2021 plans.

***Susan moves the Board approve Lot 107's building plans, based on the drawings dated November 9<sup>th</sup>, 2021 with the condition to frost all attic windows except those facing south. Jose reiterates that if an alteration is made to the November 9<sup>th</sup>, 2021 plans going forward without prior Board prior approval, a daily fine will be assessed against the Lot 107 owners. Steve seconds the motion with the daily fine condition.***

***Yes Votes: Steve Neu, Ken Klayman, Stacey James, Jose Reynoso, Miguel Espinosa, Wes Hinkle, Susan Crisafulli, David Wiles. With 8 of the 10 Board members voting in favor, the plans are approved.***

**Calendar:** Jose proposes moving the January 2022 meeting to a Saturday, earlier in the day in the park so that members of the community may join. Details on the meeting will follow in the meeting notice.

**Adjournment:** There being no further business, the Special meeting was adjourned at 7:30 PM

Alvarado Community Association, Inc.

---

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on\_\_\_\_\_.

Signed:\_\_\_\_\_, Stacey James - Board Secretary