

ALVARADO COMMUNITY ASSOCIATION  
Official Board Meeting Minutes  
October 4, 2011

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:06 PM on October 4, 2011. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Alfredo Valverde, President; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Dennis Collins, Wes Hinkle, Sean Ostler, David Wiles, and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: LJ Joyner and Susan Crisafulli

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from August 2, 2011 as written.  
M/M/S/P (Lusti/Wiles) – Motion to approved the minutes as written was passed unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman presented the proposed budget for 2012 and the draft reserve study prepared by Sonnenberg and Co. The budget proposed would decrease assessments about 5% for most owners while still keeping the Association reserve account fully funded with the monthly reserve contribution recommended by Sonnenberg. Wayne commented that to his knowledge this was the first time ever in the history of Alvarado Estates the assessments were reduced and thank Ken and the Board for this accomplishment. Ken also reported that the phone bill has increased due to the second phone line and that it can be reduced with a one year contract.  
M/M/S/P (Klayman/Hinkle) – Motion to approve Klayman signing a 1 year contract with AT&T to decrease costs.  
M/M/S/P (Breise/Wiles) – Motion to approve the reserve study as presented.  
M/M/S/P (Breise/Wiles) – Motion to approve the 2012 budget as presented with reduced assessments.
- B. City Council, Tim Taylor- Tim Taylor reported the city has been broken up into new districts, there is a new park in progress, and the police department has been rearranged so that Alvarado is monitored by the Mid-Eastern division. Tim to look into any changes in the order of underground utilities and the city's position on picking up homeless camps.
- C. Property Managers Report- Tawny Tillinghast reported that the annual disclosures will go out to the membership in November to include the approved budget and reserve study. She also reported that a homeowner has become \$2052.00 delinquent in dues.  
M/M/S/P (Lusti/Ostler) – Motion to approve filing lien on owner id 01-02 approved unanimously.
- D. Communications: Alfredo Valverde presented Sandra's report with 18 complaints received.
- E. Architectural Report: David Wiles reported that the committee went last week and currently has 40 architectural violations/requests noted. A few of the items mentioned were a home on Armin Way that didn't underground wires on their property during renovations approved by the Committee two years ago, in which the Board agreed to add the requirement to the Architectural request form, electrical solar panels that have been requested and a home on Yerba Anita suspected of Mini dorm activity. The Board agreed to have a follow up letter sent to the homeowner with suspected mini-dorm activity. Also, the Architectural Committee agreed to send a summary of activity in bullet point form to the Board to review before the meeting so that all items do not need to be presented at the meeting and the Board can be prepared to respond to requests.
- F. Rules Committee: There was discussion of the verbiage that went out to the membership to change rule 3.04 and the two comments received from homeowners.  
M/M/S/P (Breise/Wiles) – Motion delete existing 3.04 rule and edit to read as follows: 3.04. Storage of Recreational Vehicles. Lot Owners are required to store recreational vehicles, such as motor homes, boats, trailers, etc., in a manner that does not detract from the upscale character of the neighborhood. Therefore, all such vehicles are to be stored away from the street frontage and shall be screened in a manner that makes them hardly noticeable in the opinion of the Architectural Committee. Lot Owners are encouraged to work with the Architectural Committee to plan acceptable methods of compliance prior to storing a recreational vehicle. The decision of the Architectural Committee may be appealed to the Board. Non-compliance may

result in fines being imposed as set forth in Rule 5.05. The rule was approved with abstentions from Sean Ostler and Ken Klayman.

- G. Landscaping/Community Park: There was discussion of installing a tot lot and moving the placement north of the gazebo in the park.  
M/M/S/P (Breise/Hinkle) – Motion to have the Association proceed with the development of a tot lot in the western portion of our Community Park, north of the existing Gazebo, providing that total construction costs exceeding \$5,000 are received from voluntary donations. Motion was approved with Sean Ostler and Ken Klayman opposing.
- H. Streets: Wes Hinkle reported that a couple lights have gone out on the streets and he has had them replaced. He also reported that he is working with LJ Joyner on a concept for new signs and that there has been an issue with brush in the streets during street cleaning. The Board recommended working with Poly and the homeowners to have this addressed.
- I. Social: Alfredo reported that Michelle is working on the Annual Picnic to take place October 29<sup>th</sup> at 3:30pm with Mexican food and live entertainment.
- J. Gate Operations: Dennis Collins presented a video to those present on how to manually open the gates. He reported that he has received 3 bids, each around \$3000 to have an automatic opener and bids for lights and other items needed. The subject was tabled until Board Members could try manually opening. He also reported that the DVR is still at the shop and the Kiosk is out of code and needs to be rewired. The cost to rewire is about \$6000-\$7000.
- K. Web Publisher: No report.
- L. Gate Renovation: No report.
- M. CACC: Alfredo reported that Jose Reynoso is running for the CACC Board.

III. New Business-

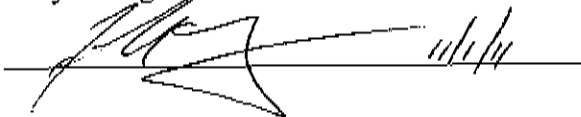
- A. Thank you-Kent publicly thanked LJ Joyner for his work with lot 18 and other requests.

IV. Adjournment

- A. Alfredo Valverde called for meeting adjournment at 10:06pm. The next Board of Directors meeting will be held at 7:00PM on November 1st, 2011 at the offices of Associated Professional Services.

Submitted by: Tawny Tillinghast

Approved by: \_\_\_\_\_



(Secretary)