

ALVARADO COMMUNITY ASSOCIATION
Official Board Meeting Minutes
November 1, 2011

Vice President Wayne Breise called the meeting of the Board of Directors to order at 7:01 PM on November 1, 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, LJ Joyner, Susan Crisafulli, David Wiles, and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Sean Ostler

I. Approval of Minutes

- A. Wayne Breise called for a motion to vote on approval of the minutes from October 4, 2011 as written. M/M/S/P (Breise/Wiles) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman reported that the Association's account has not changed much since the last month. He has opened a new CD with Wells Fargo Advisors and 2 CD's will be coming due shortly. The association is expected to have a surplus between \$10,000-\$15,000 at the end of the year. Committees were encouraged to have extra projects approved and completed before this time. Lastly, he reported that the reserve study was paid for in the last week and the final copy should be submitted shortly.
- B. City Council, Tim Taylor- No Report.
- C. Property Managers Report- Tawny Tillinghast on new laws that have passed that will be effective January 1, 2012 prohibiting votes by email and requiring agenda postings for executive session meetings at least 2 days prior.
- D. Communications: Alfredo Valverde requested that Sandra be copied in any email responses to requests made through the "How is Alvarado Estates doing?" form.
- E. Architectural Report: LJ Joyner reported that the solar lights are out on lower Yerba Santa and part of the entry is in need of repair.
M/M/S/P (Breise/Lusti) – Motion to extend the gate maintenance budget by \$1000 for LJ to spend as determined necessary was approved unanimously by the Board.
David Wiles reported that many architectural issues have been resolved and that Susan noted that the house on Lot 47 has shown some movement on making improvements.
- F. Rules Committee: Wayne Breise presented the change to rule 5.02 that was sent out to the membership for a vote.
M/M/S/P (Breise/Wiles) – Motion to approve changes to rule 5.02 as presented to the membership was approved unanimously.
- G. Landscaping/Community Park: Don Benke reported that he will be talking to Poly about trimming trees in the park towards the street to provide a passage way for the street sweeper. The Board requested that Sandra provide this recommendation for homeowner's private properties in the e-blast as well. Wayne Breise informed the Board that he is working with Michelle Joyce and Evelyn Ang on equipment to be used for the tot lot. This area will require 6 dedications with the largest one costing \$10,000.
- H. Streets: Wes Hinkle requested feedback from the Board on continuing street sweeping and installation of new street signs.
M/M/S/P (Hinkle/Joyner) – Motion to approve LJ and Wes spending up to \$4,000 to install new street signs.
M/M/S/P (Hinkle/Wiles) – Motion to extend street sweeping contract 6 months was approved unanimously.
- I. Social: Alfredo reported that the recent event was a success and Michelle is working on setting up a happy hour in January or February.
- J. Gate Operations: Dennis Collins reported issues with the exit gate. He will try leaving it open during gate attendant hours for a week and report back to the Board on issues. There was also discussion of a battery operated back up.
M/M/S/P (Collins/Hinkle) – Motion approved to install battery operated back up on western most exit.
APS to provide recommendations to Dennis on other companies to work with.
- K. Web Publisher: No report.

- L. CACC: Alfredo reported that Jose Reynoso is running for the CACC Board and the CACC as 3 openings and Board members of the Alvarado Estates were encouraged to run for election.

III. New Business-


- A. Dogs on Leashes- LJ Joyner reported that an owner has been riding a bike with their dog off a leash. The Board agreed to send an e-blast about this to all members.
- B. Personal Phone Numbers-A reminder about giving out information in the Association roster was requested to go out in the next e-blast.
- C. ARCH Violations- There was discussion regarding different violations reported to David Wiles. David will follow up with the homeowner and APS will look for verbiage in the CC&R's to see if Alvarado Estates has the right to lien a property for a maintenance reimbursement assessment.
- D. Homeless Issues-David Wiles reported that Meghan Bisesto at 619 501 7700 is putting a team together to remove homeless camps in the Community. All interested in participating, should give him a call.

IV. Adjournment

- A. Alfredo Valverde called for meeting adjournment at 8:39pm. The next Board of Directors meeting will be held at 7:00PM on January 3, 2012 at the offices of Associated Professional Services.

Submitted by: Tawny Tillinghast

Approved by: _____

 1/4/12

(Secretary)