

# ALVARADO COMMUNITY ASSOCIATION

## Annual Meeting Minutes

March 10, 2012

The meeting of the Membership was called to order by President Alfredo Valverde at 3:09 pm on March 10, 2012. The meeting was held at the Faith Presbyterian Church, located at 5075 Campanile Drive in San Diego. Board members present were: Alfredo Valverde, President; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Wes Hinkle, Don Benke, LJ Joyner, Dennis Collins, and David Wiles. Also present was Tawny Tillinghast of Associated Professional Services. A quorum was established with 45 members in person or by proxy.

Absent: Sean Ostler and Susan Crisafulli.

### I. Approval of Minutes

The Secretary called for a motion to approve the minutes from the March 12, 2011 Annual Meeting as presented.

M/M/S/P (Lusti/Klayman) – Motion to approve the minutes as written was approved.

### II. President's Report

Alfredo Valverde reported that 2011 was a year of progress, development and harmony. Many issues and problems were tackled and they were all successfully accomplished, from the most obvious, the remodeling of the entrance, to the less obvious updating the rules. All these accomplishments were made possible by the selfless commitment of a group of dedicated homeowners-the Board of Directors. He thanked them for the many hours they spent working for the improvement of the community. Alfredo, additionally, gave a special thanks and recognition to Sandra Sable-Mancuso, Chair of the Communications Committee, Michele Joyce and Evelyn Ang, Co-Chairs of the Social Committee and Jose Reynoso, Alvarado Estates representative at the CACC for all their dedication, time and energy. He also reported that David Wiles has agreed to produce the newsletter in 2012.

### III. Marti Emerald, City Council Member

Marti Emerald was present to report that the light that has been requested on the corner of Yerba Anita and Mesquite over the past three years, will be installed shortly, as the district has agreed to pay for it. She also updated homeowners on all the projects being done around the City and reported that this is the largest improvement project in the City's history.

### IV. Committee Reports

- A. Treasurer's Report. Ken Klayman reported that the Association's audit should be complete in the next week and that according to APS's unaudited statements, the Association finished the year about \$6200 under budget in 2011. He also reported that there is approximately \$379,000 in the Association's accounts to include \$212,000 in reserves with \$14,000 spent out of reserves the past year.

M/M/S/P (Klayman/Collins) – Motion to give the Board discretion on movement of the 2011 surplus to the budget or reserves was approved by the membership was approved.

- B. Nominations. David Wiles called for nominations from the floor. No nominations were received.  
M/M/S/P (Lewis/Collins)-Motion to accept the slate of candidates presented by vote of proclamation was approved.
- C. Communications. Sandra Sable-Mancuso informed owners of recent laws pertaining to email communications and encouraged all homeowners to fill out consent forms to receive electronic communications. It was also reported that Michelle Joyce will be heading the Communications committee in 2012.
- D. Architectural/Front Gate remodel. David Wiles reported that there have been a record number of projects in 2011 and concerns communicated to the Board in regards to homeowner's lot changes. He reminded all homeowners to work with the Board and architectural committee when considering any changes to their home. LJ Joyner reported on the gate enhancements completed and expressed appreciation for those who donated money and time to this project.
- E. Rules Committee. Wayne Breise reported that at the beginning of the year the Association attorney stated that the Association needed to enforce the current rules or make changes. Accordingly, in 2011 several changes to the rules were made. He also reminded homeowners of the new process of reporting any issues with rules violations.
- F. Community Park. Wayne Breise reported that the main project for 2012 will be the installation of a tot lot in the park. To date, \$21,000 has been donated towards to \$30,000 anticipated cost.
- G. Landscaping. Don Benke reported that Poly Landscaping has been doing a great job and that landscaping has been moving along well and under budget. LJ Joyner also reported that the costs for water have gone down due to the entrance improvements.
- H. Streets. Wes Hinkle reported that several lights in the Community have been going out with 13 replaced this year and 7 remaining. He also reported that he has worked with LJ Joyner to replace street signs throughout the Community and is considering adding brick to the poles to better match the entry to the Community. He also reminded homeowners of the street sweeping and requested that any trees near the street be trimmed for better access. Lastly, he reported that he has obtained a bid for the LeBarron street project due in 2012 at a cost of around \$64,000.
- I. Social Committee. Michelle Joyce informed every one of 5 new owners in the Community over the past year, her intentions to add a welcome party annually to the calendar and continue the ice cream social and home tours.
- J. Gate Operations. Dennis Collins reported several projects completed in the last year to include: learning how to manually open the gates, installation of a backup battery for the gate, camera and DVR set up for Yerba Anita and lowering of the cost for replacement remotes. He also reported on necessary repairs that were needed as residents and visitors have damaged gate parts entering the property.
- K. Open Forum- Lisa Smith thanked all of those who contributed to the recent survey and informed homeowners that the results are available for anyone requesting them. There was discussion of replacement of the sculpture in the park, adding an access code for the website, pet registration and resource directory.

V. New Business

No new business was discussed.

VI. Adjournment

M/M/S/P (Breise/Collins) – The meeting was adjourned at 4:37 pm.

The next meeting will be held on Tuesday, May 1, 2012, at 7:00 pm at the offices of Association Professional Services, 7007 Mission Gorge Road, #201, San Diego, CA 92120.

Submitted by: Tawny Tillinghast

Approved by: \_\_\_\_\_ (Secretary)

**ALVARADO COMMUNITY ASSOCIATION**

Board Meeting Minutes

March 10, 2012

The meeting of the Membership was called to order by President Alfredo Valverde at 4:50 pm on March 10, 2012. The meeting was held at the Faith Presbyterian Church, located at 5075 Campanile Drive in San Diego. Board members present were: Alfredo Valverde, President; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Wes Hinkle, Steve Neu, Don Benke, LJ Joyner, Dennis Collins, and David Wiles. Also present was Tawny Tillinghast of Associated Professional Services. A quorum was established.

Absent: Susan Crisafulli.

I. Officer Positions.

The following Board members were elected to the positions indicated to serve until their successors are elected as officers of the Association:

President – Alfredo Valverde  
Vice President – Wayne Breise  
Secretary – John Lusti  
Treasurer – Ken Klayman

II. Future Meetings

There was discussion and approval to change the next Board meeting to May 1<sup>st</sup>, 2012 at 7pm as the April meeting would be into the Easter Holiday.

III. Street Work

The Board provided Wes Hinkle approval to move forward on the bid for the work to be done on LeBarron. An official motion/vote will be taken at the next open Board meeting.

IV. Adjournment.

M/M/S/P (Breise/Wiles) – The meeting was adjourned at 5:03pm.

Submitted by: Tawny Tillinghast

Approved by: \_\_\_\_\_ (Secretary)