

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

October 2, 2012

7:01 pm

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:01PM on October 2, 2012. 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; Wes Hinkle, Susan Crisafulli, Don Benke, David Wiles. A quorum was established. Sylvia Schell of Associated Professional Services was also in attendance.

Absent: Dennis Collins, Steve Neu and LJ Joyner.

I. Approval of Minutes

- A. Wes Hinkle called for a motion to vote on approval of the minutes from August 7, 2012 meeting as written. M/M/S/P (Hinkle/Lusti) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman Presented the new upcoming budget for 2013 to be voted on by the board tonight. Wayne Breise recommended that the budget be cut by \$6,000. Alfredo Valverde suggested the legal budget be cut by \$1,500 from \$3,000, Wayne Breise suggested lowering streets budgeted amount down to \$6,000, and also lowering the social budget by \$485 down to \$3,000. Also discussed lowering gate attendance down \$500 to \$71,500.
M/M/S/P (Breise/Wiles) Wayne Breise called for a motion to approve the budget for 2013, motion was approved unanimously.
Ken Klayman commented that once the reserve study is complete the board can look to see if there is anything that may need to be adjusted.
- B. Tim Taylor for Marti Emerald: Tim Taylor was present to address recent updates from the City and provide homeowners with Marti's newsletter. Tim suggested having the Sargeant from the Hot team to come and speak to the board and homeowners. He also suggested that the homeowners complete the Capital Improvement project survey and attending the meeting for the college area on the 10th of October at the Library. Questions were posed to Tim updated the board regarding the homeless in the canyons and requested an update on repairs to the bus stop. The bus stop cannot have a cover because it is not large enough to place the standard bus cover for the MTS. Regarding the homeless discussion was brought up about the homeless in the canyons and how best to solve the issue. Again the board is concerned about having no sidewalks on Montezuma, and the erosion on the Kontopolus property.
- C. CACC report- Jose Reynoso reported on the CACC meeting last month. He requested that homeowners please fill out the survey report so that the board hears the concerns for sidewalks. Sandag has received a Grant for bike lanes up Fairmont. The next meeting will be on the 10th of October concerning beautification of Montezuma Blvd. The budget for 2013 will be voted on October 12th.
M/M/S/P (Breise/Valverde) Wayne Breise motioned that Jose Reynoso be the representative for Alvarado Community Association
Do to the fact that new apartments have been built for students the Mini Dorm homes are now being leased out as halfway houses. The association needs to inform Marti Emerald office of the issue.
- D. Architectural Report: Susan Crisafulli reported Lot 66 is ready for Landscape design.
- E. Community Park: No Report
- F. Gate Operations: Alfredo Valverde reported on behalf of Dennis Collins that the current contract for the gate attendants is for 14hrs./day at \$14/hr., which is \$196/day or \$71,540/year plus \$7/hr. additional for designated holidays. U.S. Security had a billing problem and I had them correct the invoices before I would authorize them and this caused about 1.5 months delay in payment which showed up in the Y-T-D budget as an overage. A few members are not pleased with the current attendants and want to change to Elite and some want extra patrols longer gate hours. Depending on board action the gate attendant budget will be impacted.
- G. Landscaping: Don Benke spoke with Jeff Abelson regarding the hedge sprinklers that are no longer on the timer. The vegetation on the hillside from the park is a fire hazard. David Wiles will find out from the fire

department if the association is in compliance with current requirements. The dead Oleanders in the park will be removed.

- H. Security/Newsletter: Susan Crisafulli reported that the next newsletter will be in November, anyone who would like to submit articles please do. Gregg Lambron has been asked to submit an article of the history of the neighborhood..
- I. Safety: David Wiles reported that there were 14 petty thefts due to unlocked cars, it was noted that a man had been seen walking around and this was a crime of opportunity. David gave the board 3 options to either set up a trap or send a Homeless Outreach team out to canvas the canyon for homeless, or have we can invite Chris Penman from Homeless outreach to come to speak with the board. Susan Crisafulli and LJ Joyner are working together to have a list of pre-approved locked mailboxes. We have a contractor that can install them to make it easy for homeowners who want and/or need to change theirs. Locked boxes are not required.
- J. Streets: Wes Hinkle got an estimated bid for slurry seal \$40,000 and striping \$10,000. Board decided to get several bids for the work to be done in the Spring. A vote can be taken once the item is on the agenda. Street lights have been replaced.
- K. Social- Date for the fall get together has been changed to November 18th. Start time has been revised to 2:00pm since it gets dark earlier.
- L. Web Publisher: No report

III. New Business-Alberta Feurzeig is moving. Tables and chairs will need a new home. The board would like to honor her at the next event. Also the board would like a Letter of recognition for Julie Dubik. A check was received HOA fees for fence - \$100.00 (Sifakis).

IV. Public Comment

Homeowners requested a ban on Pit-bulls from Alvarado Community HOA. The board did check on this issue And you can ban a specific breed. At this time the board does not believe they will be able to get 65% of the homeowners to approve the ban which is what it would take to do so. David Wiles motioned to investigate the ban issue.

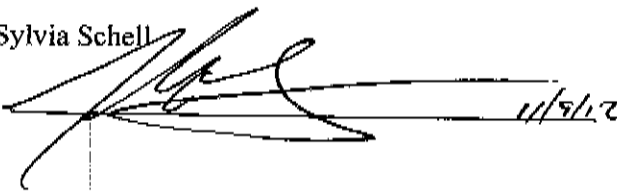
M/M/S/F(Wiles/Benke) . Motion to investigate ban was not approved. It was suggested that there be an article in the next newsletter about the dangers and possible ban. This will also be discussed at the annual meeting. The board may also issue fines to the homeowners not following the leash law. And follow up on actions and discussions with homeowners.

V. Adjournment

A. M/M/S/P (Wiles/Valverde) David Wiles called for the meeting adjournment at 8:52pm.

Submitted by: Sylvia Schell

Approved by:



11/9/12 (Secretary)