

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

January 5, 2016

Call to Order – Establish Quorum: The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:03PM on Tuesday November 3, 2015. The meeting was held at the offices of Associated Professional Services located at 7007 Mission Gorge Road San Diego, CA 92120. A quorum was established with 10 out of 11 Directors present: Jose Reynoso – President, Vice President – Wayne Breise, Ken Klayman – Treasurer, Paul Feuer, Susan Crisafulli, Wes Hinkle, David Wiles, Austin Hong, Stacey James, and Steve Neu. Also present was Candace Shannon of Associated Professional Services.

Approval of Previous Minutes: The Board reviewed the minutes dated November 3, 2015. Upon motion duly made, seconded and carried 9-0-1, the November 3, 2015 Board Meeting minutes were approved as presented (Breise abstain).

City Council Presentation: None representative present, no updates.

SDSUPD Presentation: None representative present, however President Jose Reynoso noted that SDSUPD would be conducting regular patrols of the community entrance after the gate arm was vandalized.

SDPD Presentation: None representative present, no updates.

Public Comment: None as no owners were present in the audience for comments.

Treasurers Report: The Board of Directors also reviewed the October 31, 2015 and November 30, 2015 financial statements. Treasurer Ken Klayman requested that Director Austin Hong transfer the remote income from the PayPal account to the HOA's checking account so APS can record the income on the December 2015 financial statement. Upon motion duly made, seconded and unanimously carried, the Board of Directors approved for DeMaine CPA to perform the 2015 audit & tax preparation; a draft of the audit may be available for review at the March 2016 annual meeting.

Property Managers Report: APS reported that the insurance renewal is being processed with the current agency.

Nominations Committee: 6 of the 11 Director positions are up for election to a (2) year term this year. Director David Wiles was appointed as the head of the Nomination Committee. Director Susan Crisafulli will send an email blast to the owners so Mr. Wiles can gather interested candidate submissions for the election ballot mailing.

Architectural Report: Director Susan Crisafulli provided a brief overview of the current applications:

- **Landscape Remodels:** Lot 130 is complete. Lot 12, Lot 109, Lot 106 (pool & fence), Lot T4, Lot 38, Lot, 34, Lot T3, Lot 62, Lot 125, and Lot 75 (received partial approval for part of the yard) are in progress. Lot 41 is incomplete as the landscape needs to be lot line to lot line. The Board of Directors directed APS to send a hearing letter to an owner for non-compliance with yard maintenance standards.

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- **Home Remodels:** Lot 18 is pending plan approval by the architect, Lots 5, 9, 10 & 64 are under construction, Lot 67 is replacing the garage, and Lot 56 is awaiting a letter from the City approving the setback variance.

Director Susan Crisafulli also noted that the pitch & put green will be bigger than originally anticipated so it will go up to the perimeter walls; the sod will be installed after the rains and then the engraved tiles/ plaques will be mounted.

Gate Operations: Upon motion duly made, seconded, and unanimously approved, Board of Directors authorized a not to exceed amount of \$8,000 from the capital improvement reserves to have a DVR with 3 license plate recognition cameras installed at Yerba Anita and the gate; APS will email vendor referrals to President Jose Reynoso and Director Steve Neu. Directors Stacey James and Austin Hong will develop a security footage request form for HOA use.

Landscaping/ Park: President Jose Reynoso reported that the previously discussed funds for Jacaranda tree planting along the North side of Montezuma was not an option due to logistics with watering and removal of the existing eucalyptus trees. He also reported the Poly has taken over refilling the dog waste bag stations and will be trimming the trees along the park. Vice President Wayne Breise noted that he is working on installing new signs and replacement plants/ wildflower seeds in the California native areas of the park.

CACC: President Jose Reynoso reported that he is still working on the Montezuma Trail/ \$1 per Ticket Fund issue and will attempt to get an extension before the sunset clause expiration. He also noted that the developers of 5030 College were denied but are working on an appeal, so owners should write letters to Marti Emerald's office in support of the project.

Streets: Director Wes Hinkle noted that street sweeping services to the community will restart this month (on the 3rd Wednesday of each month) and that the 2 broken street lights have been repaired. The Board of Directors discuss various parking violations within the community; Director Paul Feuer will draft a no street parking rule reminder letter to the specific homes and Director Susan Crisafulli will include a "spring cleaning" reminder in the next newsletter to encourage owners to clean out/ park in their garages as required by the rules. The Board also discussed traffic calming options to reduce speeding; Vice President Wayne Breise will obtain options to present to the owners at the annual meeting.

Safety/ Security: President Jose Reynoso noted that Director David Wiles would be noted as the community neighborhood watch point of contact for SDPD and will follow up with Chris Pearson regarding the request for MTS to improve the Collwood/ Montezuma bus stop. The Board will report the new transient encampments to SDPD and noted that CalTrans will be clearing vegetation in the areas so that should help improve visibility of the encampments for consistent removal. The Board of Directors will discuss the use of goats for vegetation clearing at the annual meeting and will plan to implement next year after the El Nino rains.

Communication/ Technology: Director Susan Crisafulli noted that she is working on a brief newsletter for January and Director Austin Hong reported that he is still working on revamping the community website to require member logins areas and electronic document archives.

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New Business: Director Susan Crisafulli noted that the community may be able to apply for 501(c)4 tax status; President Jose Reynoso will contact the HOA's attorney for more information about the process.

Adjournment: Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 9:24 PM.

Next Meeting: The next Board of Directors Meeting will be Tuesday February 2, 2016 at 7:00PM at the office of Associated Professional Services and the 2016 Annual Homeowners Meeting will be held Saturday March 19, 2016 at 3:00PM.

Respectfully Submitted by: Candace Shannon – Associated Professional Services

Approved by:  _____ (Secretary)