

# ALVARADO COMMUNITY ASSOCIATION

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## BOARD MEETING MINUTES

MAY 9, 2017

**Call to Order:** The Meeting of the Board of Directors, held in the Conference Room at the offices of Associated Professional Services located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00pm on Tuesday, April 11, 2017.

**Quorum Establishment/Roll Call:** Quorum was established with nine (9) of eleven (11) Directors in attendance.

Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members, Steve Neu, David Wiles, Susan Crisafulli, Paul Feuer, and Austin Hong.

Directors absent were: Board Members Stacey James and Wes Hinkle.

Also in attendance were: Directors Gary Campbell and Robert with the College View Estates Association; Roberto Torres with the District 9 City Council's office; Ryan Trabuco with the State Senator's office; and Therese McLaughlin with Associated Professional Services.

### **Presentations:**

City Council District 9: Roberto conveyed they are wrapping up the last of the preliminary budget meetings and while this version is not so great for the district, the May 15<sup>th</sup> revision is expected to be better. New items are the traffic study of the eastern corridor starting at 54<sup>th</sup> Street and continuing to the La Mesa border is being done; and the school district was put in charge of project design for Tubman Park Use Project that will use C funds. The projected ground breaking will be in August of this year and opening in two years (2020.) The church at the east side of the Rolando Library terminated conversations with the city but escrow is expected to close soon and the city will work with the new owner for access and parking. Lastly, the SDSU Development Meeting took place yesterday and the comment period will close June 5<sup>th</sup>. At this time, they do not plan to go forward with phase-3 developments as they are focusing on phase-1 which is closest to campus and phase-2 which is closer to the community and includes plans for a 14-story tower on the west side.

SDSUPD: Corporal Mark Peterson was not available.

SDPD: Officer John Steffen was not available.

State Senator Toni Atkins: Ryan informed everyone that SD230 passed by a 36-to-0 vote in the Senate and this bill will make it easier to prosecute human traffickers. He further announced the new site, [www.clamit.ca.gov](http://www.clamit.ca.gov), searchable by last name tracks any unclaimed property in California. They are moving their office to the state building on May 19 and their new office number is 619.645.3133.

Mayor's Office: Eric Young was not available.

College View Estates Association: Gary announced that the Association formed a committee, SaveAztecCanyon.org, in opposition to SDSU's plans to build a 14-story building/dorm tower on Remington Road near 55<sup>th</sup> Street (single family homes.) The asked the Board if they could list Alvarado

Estates as a supporter, welcoming partner alliance, and if we would submit comments to add to the Draft Environmental Impact Report (EIR) that is in the comment phase until June 5, 2017. The committee's purpose is to block the project from being built in the canyon, considered a rare and precious resource, as there are about 15 other possible alternative locations for student housing. They have raised just over \$20k and thus far retained an attorney with Chatten-Brown & Carstens, LLP ([www.cbcearthlaw.com](http://www.cbcearthlaw.com).) Remington is a two-way collector road meaning that every passenger and delivery drop-off/pick-up blocks the road and the Draft EIR does not include a traffic study. Traffic impact was calculated with a 2009 Sandag model based on 2% use of Remington Road.

**Public Comment/Open Forum:** A Homeowner stated the Home Tour Event was magnificent!

**Minutes Approval:** Minutes from the April 11, 2017 Board Meeting were reviewed by the Board. John motioned to approve the minutes with corrections, Susan seconded and the Board unanimously approved the Minutes with the mark-up of corrections. due to the late distribution from APS. John and Susan reiterated that minutes are to be prepared and distributed to the Board within one week of the meeting, no *more* exceptions.

**Administrative Resolution for Setback Variations Policy**– Board unanimously agreed to table this item for further review.

**Ongoing Business/Committee Reports:**

**Treasurers Report:** Ken reported he invested \$150k in CD's at One West Bank as their rates were best. One CD in the amount of \$100,000 at 1.15% was set in a one-year term and a second in the amount of \$50,000 at 1% due January 31, 2018. There are four more CD's coming due in October, November, January and April that he will be reinvesting/rolling to keep reserve funds liquid. Ken gave his confirmation for attending the APS Board of Director Seminar on May 20 at the Admiral Baker Clubhouse, and Jose may attend as well.

**Tax Return** – Ken confirmed that the Association will not be submitting the Exempt Organization Form as the association is not a trust. APS will void the \$50 check.

**Property Managers Report:** Therese reported that the signed Reserve Study Proposal was submitted to Sonnenberg & Company, CPAs, and the questionnaire will be sent mid-June.

**Architectural Report:**

**Houses approved & currently in destruction/construction mode**

Lot 5–still progressing with major remodel

Lot 9–remodel near completion

Lot 56–5500 sq. ft. house in progress – followed up with board recommendation regarding the one year extension expiring in July 2017 – Susan contacted and will meet with the owners the end of June to review their expected completion date.

**Pending**

Lot 63 – landscape remodel plans – board requested getting a set of plans as the lot has been virtually cleared of all prior vegetation

Lot 73 – solar installation – 80 panels on hillside – need confirmation it's not in 20' setback with regard to the survey done by Lot 203

#### **Completions**

Lot 1 – stained front door

Lot 4 – removed weeds & covered trailer

Lot 127 – front side gate replacement

#### **Approvals**

Lot 127 – front side gate replacement approved – waiting for paint color on garage doors & front door

Lot 16 – new vinyl windows

**Gate Operations:** Steve reported part of the gate was fixed but have not received a quote or timeframe for the rest of the repair work from APS Gate Company. Therese to provide reference for another company for gate maintenance. Steve stated that the electrical components need to be re-wired and labeled as there are no schematics and repairs done over the years have been less than standard and the second motor will need replacing at some point. Ken remarked the Reserve Study calls out 3 life-years remaining on the motor with replacement cost at \$1100.

**Landscaping/Park Committee:** Jose reported that most of the Yerba Santa improvements were completed. The only recent issue was a smashed irrigation pipe.

**Park Reservations** – Wayne agreed to draft policies and procedures for event reservations (tracking) at the Park and Paul will assist. Susan stated the two signs, Private Event and Neighbors Having Fun, have been ordered.

**CACC:** Jose announced he resigned from the CACC but he is still actively involved with the community and projects. He distributed fliers for the Ranch Wood BBQ fundraiser on May 25, 2017 from 5:00 – 7:00 PM for rebuilding their kitchen that burned down a couple of years ago.

**Streets:** Wayne reported the pot holes are scheduled to be repairs on Monday, May 22, 2017 but he has not yet found a company to replace the 15 ¼ x 15 ¼ grate. All the storm drains have been cleaned/vacuumed and is awaiting the opinion letter the contractor is preparing that will give the condition of the drains. The next clean out will be in October or November.

**Safety/Security:** Jose stated he would like to move forward on the proposal from Moshe for Fire Mitigation. He and Paul will identify and contact all property owners for financial support. Ken remarked that the Fire Department's opinion of this alternative method is still needed.

**Communication/Technology:** Susan conveyed that for privacy purposes, the only pictures posted on the Association's website from the home tour event were member group shots only. Austin reported that there are two options for making some materials private on the website. One is to go with the "Next Door" program or to revamp the website with log-ins. He will gather more information as to costs and time for either option.

**Social:** Susan announced the next social event is the 2<sup>nd</sup> Annual Golf Tournament that will take place on June 17, 2017, and the Social Committee is asking for RSVP's for planning purposes only as the event is free. She further reported that the Progressive Home Tour event held on April 23, 2017 was a great success that cultivated increased community comradery.

**New Business:**

**Update on Litigation:** Wayne reported that Judgements have been recorded for both Lopez and his daughter which were uncontested. The next step is the Debtor's Exam Hearing. Wayne further stated that with completion of the recording, the Association is no longer considered to be in litigation – new escrow demand inquiries of whether the Association is in litigation may now be responded to as "no."

**Consideration to Give Authorization to College View Estates Association** – Wayne motioned to authorize College View Estates Association's to use Alvarado Estates name in support of their committee against the student dorm tower being built in the proposed location as it would further impact traffic flow. Motion was seconded by Susan and the Board voted all in favor to use the Association's name in support (only) at this time. Prior to giving formal notification of support to College View Estates, Jose will do due diligence to make sure everything on their Save Aztec Canyon website is acceptable. Jose will next write a letter to the parties expressing Alvarado Estates' concerns and suggestions for the draft EIR. Consideration of monetary support will be revisited if it is determined they share Alvarado's major concern to improve traffic flow on Montezuma.

**Calendar:** The next Board Meeting will be held in the community park on July 11, 2017 at 5:00 PM with a "social happy hour" and snacks provided after the meeting. (No meeting in June.)

**Adjournment:** There being no further business to address, the President called the Board Meeting to a close at 9:27 PM.

Minutes respectfully Submitted by Therese McLaughlin, Associated Professional Services.

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Approved during the Board Meeting held on \_\_\_\_\_.

Signed by:  \_\_\_\_\_ (Secretary, John Lusti)