

Alvarado Estates Community Association

BOARD MEETING MINUTES

FEBRUARY 13, 2018

CALL TO ORDER: The meeting of the Board of Directors held in the Conference Room at the office of Associated Professional Services (APS) located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California, was called the order by President Jose Reynoso at 7:00 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Susan Crisafulli, Stacey James, Paul Feuer, Steve Neu and Austin Hong. Also, in attendance were Government Liaison Roberto Torres and Christina Vargas with APS. Quorum was established with eleven (11) of eleven (11) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: John motioned to approve the January 9, 2018 Executive and Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

PRESENTATIONS: Roberto Torres- City of San Diego Representative

Roberto informed us that the Assistant Police Chief is up for appointment to be the Police Chief. The City Council is having a special appointment meeting where questions will be asked of him and a final vote to appoint him for this position. This will be held on February 26, 2018 at 2:00pm. He also stated that there is no update on the "utilities undergrounding" schedule.

The Board informed him that we would like him to investigate installing a "do not block intersection" sign painted on the pavement of the intersection. He stated that a City engineer had already visited the intersection and did not see any issues with cars blocking it and was not going to propose anything to resolve it. The Board asked Roberto to go back and revisit this issue, as it is a significant safety issue. Roberto agreed to look further into the matter.

He will also ask that the Engineering Department check the signal lights at the corner of Yerba Santa and Montezuma, as they are taking way to long of time to change.

Roberto Torres contact information is Robertot@sd.gov and 619 533-4774

He also stated that Smart water meters that are already installed will be fully operational in the City by August of 2020.

PUBLIC COMMENT: There were no Homeowners in attendance.

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report: Treasurer asked any of the Board members if they have any Capital Expenditures that they can think of, as nothing was budgeted this year for them per the Reserve Study. No Board member had any Capital Expenditures forthcoming.

Treasurer also states that savings rates are on the rise and are now at 1.85% and has moved funds to maximize this rate of return on cash. He also stated that account 215 (Accounts Payable) may be a bit understated as it does not take into account some legal bills that have not been accounted for on these

financial statements, as they were prepared before the legal expenses came in. Ken also stated that the Reserve Study has been prepared and he is just waiting for the Annual Audit Report. In addition, Austin stated that he has approximately

\$600.00 that has been collected from gate clicker sales that should be booked for the 2017 financial reports.

Association Manager's Report: Christina reported that the documents for the audit are being prepared and we are waiting for a few more items.

Architectural Report: Susan presented the Architectural Committee Report;

Houses approved & currently in destruction/construction mode

Lot 5 – still progressing with major remodel – letter sent regarding violation after June 30, 2018 if not completed

Lot 56 – 5500 sq. ft. house still progressing – landscaping being completed – mailbox approved

Pending

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

Lot 25 – plans for new construction – waiting for architects approval – also prior owner recorded address as 5595 instead of 5605. Wants us to change it. Board stated they can't do that.

Approvals

Lot 122 – remove & replace front concrete to eliminate water flooding home – paint front door & front yard landscaping

Lot 57 – remove dead pine tree

Lot 128 – remove tree next to house

Lot 32 – owner agreed to clear dead brush & trim back vegetation per the fire department “defensible space” specs

Lot 122 – remove & replace front concrete to eliminate water flooding home

Completions

Lot 31 – house paint & front landscape

Lot 122 – small railcar as planter box & new mailbox

Requests

Lot 26 – with regard to Lots 25, 27 & 28 and any walls in plans to build – owner to be kept in loop regarding any building with regard to privacy, view & lighting.

Gate Operations:

Steve discussed the gate situation and the Board decided to have a list of names to contact for any gate issues. Those contacts will meet this Saturday February 17 to go over how to work the gate if any situations arise.

Common Area Maintenance: Poly to fix Dog Park water fountain, has parts to fix it now. Poly to will wait a few months to see if large pine tree on Yerba Santa, by entrance will come back to life. If not he will have to cut it down. Poly to be reminded to clean off benches and tables in Community Park.

CACC: Jose is trying to get reappointed onto the CACC Board. His term will end in 2019. Jose stated that the CACC has given away \$400,000.00 of the "Dollar per Ticket Fund" back to SDSU., that was supposed to be used for the College area not by San Diego State.

The Alvarado Estates Board wants a letter drafted and sent to the CACC and to SDSU formally protesting this decision as it violated that intent of the original agreement.

Streets/Safety: The Board agreed to the language of the original letter releasing the City from liability. However, the Board will not sign the new letter releasing the City from liability as it states that they are using an inferior process to fix this pipe issue.

Homeless Encampment Cleanup/Status: Wes discussed Junk King quote and explained the process of what would be done. Jose to call his point of contact at the police department to check on dates. Stacey to draw up a letter approving the work to be completed in canyon.

Communication/Technology: Austin commented nothing to report at this time.

Social:

2018 Social Calendar

- Annual Meeting – Sat, March 10
- Home Tour – Sun, April 29- All Mid City Modern
- 3rd Annual Golf Championship – Sat, June 9th
- Family Movie Night Under the Stars – Sat, August 18th
- Annual Picnic – Sun, October 14

NEW BUSINESS:

Scanning Documents: Jose discussed getting all the documents together to scan and have in one place. Discussion to have them organized by lot and year. Austin offered a file cabinet. Motion made, seconded and unanimously approved.

Executive Session Disclosure: Hearing for Lot-T10 maintenance. Board agreed to allow Lot Owner's Landscaper to propose a plan to finish landscaping planter box area, clean up area on west side, and have it completed by the end of February.

CALENDAR: The next regular Board Meeting will take place in the offices of APS at 7:00 p.m. on Tuesday, April 10, 2018, with an Executive Session preceding at 6:30pm.

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 8:50pm.

Minutes respectfully submitted by C. Vargas with APS.

Minutes approved during the Board Meeting held on April 10, 2018.

Signed: _____ Board Secretary, John Lusti