

# Alvarado Estates Community Association

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## BOARD MEETING MINUTES

JANUARY 14, 2020

**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 to order by President Jose Reynoso at 7:00pm.

**ROLL CALL/QUORUM ESTABLISHMENT:** Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary- Stacey James, Treasurer-Ken Klayman and Board Members: Susan Crisafulli, Steve Neu, Miguel Espinosa, David Wiles, Wes Hinkle. Also, in attendance was Shay Wickline with APS. Quorum was established with nine (9) Directors in attendance.

**APPROVAL OF PRIOR BOARD MEETING MINUTES:** Stacey motioned to approve the Board Meeting Minutes from November 12, 2019. Motion was made, seconded and approved (9-0 abstention)

**GUEST SPEAKERS:** Nothing to Report.

**PUBLIC COMMENT:** Andrew Gadae (Candidate for City Council) had a few questions regarding the utility underground project and the letter that was sent out. Jose believes he had a way to get it done. Utility rate payers have funded this project.

ADU's The Board needs to review their CC&Rs' and determine if any amendments are necessary to address ADU's.

### **ONGOING BUSINESS/COMMITTEE REPORTS:**

#### **Treasurer's Report:**

Ken discussed the November 2019 financial Report provided by APS, which reports a surplus of \$ 44,000. He believes that amount is wrong and that it is closer to \$ 10,000 and no deficit. \$ 21,000 sur-plus is attributed to our collection of assessments and \$ 14,000 for expenses.

#### **Association Manager's Report:**

APS provided the Board the new election timeline provided by Kriger Law Firm.

#### **Architectural Report:**

##### **Major Construction Pending**

Lot 74 – Major remodel of existing structure

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

Lot 107 – Major Remodel started April 2019

##### **Pending**

Lot 25 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

### Approvals

- Lot 1 – Free standing art studio
- Lot 2 – remove diseased tree & one causing foundation issues if needed in spring
- Lot 29 – remove exterior wood and replace with stucco similar color.
- Lot 34 – replace current shed with music and photography studio w/kitchenette & bath
- Lot 48 – replace mailbox, breeze block wall feature in front of existing wall & new front door
- Lot 56 – widening current driveway to accommodate all 3 garages & update landscaping
- Lot 52 – Repair & replace rebuilding of roof parapets and some siding, dirt excavation and waterproofing of the subterranean walls by the front door.
- Lot 58 – Solar
- Lot 61 – resurface driveway
- Lot 65 – remove dead tree front yard
- Lot 83 – New roof, solar & paint on guest house to match main house
- Lot 95 – remove dead tree front side yard
- Lot 127 – Solar
- Lot 109 – Remove dead tree front yard
- Lot 122 – Solar
- Lot T-1 – replace existing 2 light pillars
- Lot M 30 – conversion of garage at side yard

### Completions

- Lot 2 – replace walkway with pavers
- Lot 18 – box/shed for storing construction materials in setback for 1 year – neighbors okayed Jan 2019
- Lot T-8 – Solar

### Requests

- Lot 31 – Motorhome in driveway to be covered and placed behind new gate to make hardly noticeable
- Lot 115 – remove dead trees/bushes/brush in canyon
- 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 arms have been separated and are now working independently. All wires have been tagged for future repairs. The Cost for a new arm runs around \$ 100. Concerns were raised regarding the aesthetics of the red/white tape applied to the gate arms. David suggested yellow/black reflective tape instead. David will bring in examples of both arms at the next scheduled meeting. Also, because visitors have clipped the resident guest arm when driving through on the visitor's side, David suggested putting a cone in between the two aisles to keep visitors on their side of the entryway.

### **Common Area Maintenance:**

Jose reported there will be a wedding in the park, September 20<sup>th</sup>, 2020. Park will be closed off.

### **CACC:**

CACC will be hosting a candidates' forum at the next CACC meeting on Friday, Jan. 24. Jose noted the CACC Community Plan Update report is available on the CACC website and available for comments until January 22. Jose noted that CACC elections are coming up in March and he encouraged engagement.

Requirements to run for a position on the CACC are (1) Live in the area, (2) own property in the area, (3) and attended the last two meetings.

**Streets:**

We have resubmitted the documents addressing undergrounding, including the City's requirement that we have our side gate open and accessible to the public, which supports our position that the streets are publicly accessible. We is going to seek bids for repaving the end of Yerba Santa and Palo Verde Terrace, which were not done when the sewers were previously done.

**Safety:**

Jose noted that he is still hopeful we will be able to obtain a permit that allows fire abatement in the canyons. This is still in process.

**Communication/Technology:**

Susan said the next newsletter is being finalized and asked if anyone wanted to include an article.

**Social Report:**

Dates Subject to Change:

- Annual Meeting – Saturday March 14<sup>th</sup> – 3:00 in our park
- Home Tour- April 2020
- Golf Championship- June 2020
- Concert in the Park- July 2020
- Movie Night- August 2020
- Annual Picnic- October 2020

**NEW BUSINESS:** Nothing to report.

**CALENDAR:** The next meeting will be **Tuesday, February 11, 2020 at 7:00PM** at the office of Associated Professional Services.

**ADJOURNMENT:** With no further business for the Board to address, Jose called the meeting to a close at 8:30pm to adjourn to the Executive Session.

Minutes respectfully submitted by Shay Wickline, Associated Professional Services.

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

Signed by: \_\_\_\_\_.