

# Alvarado Estates Community Association

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## BOARD MEETING MINUTES

FEBRUARY 11, 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 7:00 p.m.

**ROLL CALL/QUORUM ESTABLISHMENT:** Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Treasurer-Ken Klayman and Board Members: Austin Hong, Paul Feuer, Steve Neu, Miguel Espinosa, David Wiles, Wes Hinkle. Also, in attendance was Michelle McGarry with Associated Professional Services. Quorum was established with nine (9) Directors in attendance.

**APPROVAL OF PRIOR BOARD MEETING MINUTES:** Wayne motioned to approve the Board Meeting Minutes from January 14, 2019. Motion was made, seconded and approved (9-0 abstention)

**PUBLIC COMMENT:** An owner from Yerba Anita Drive was present to ask questions regarding the process for removing his property from the Homeowners Association. Jose presented information from past experience of the same issue.

**PRESENTATIONS:** No presentations to report

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

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

Ken discussed the December 2019 financial Report provided by APS, which reports a surplus of \$ 21,700, with \$9,300 of that for two income items. HOA Audit is in the process and should be ready to review at the Annual Meeting.

#### **Rules, CC&R's Legal Review:**

Ken reviewed information he was provided from Epsten, Grinnell & Howell regarding the new election laws. There are six (6) board positions up for re-election this year. After further discussion, Ken motioned to postpone the election, move forward with the Annual Meeting, and notify owners to disregard the Nomination Forms that were mail out. Motion was made, seconded and approved (9-0 Assentation)

#### **Property Manager's Report:**

Ken will work with APS to draft a letter to the homeowners regarding the postponing of the election. Informing them of the need to bring the HOA Rules into compliance and that they will be notified of the new election timeline and special meeting when it is decided on.

#### **Architectural Report:**

##### **Construction Pending**

Lot 74 – Major remodel of existing structure

Lot 22 – remove & replace south side driveway (material TBD)

Lot 112 – remove & replace driveway (material TBD)

**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 & driveway

Lot 2 – remove tree 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 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 83 – New roof, solar & paint on guest house to match main house

Lot 109 – Remove dead tree front yard

Lot M 30 – conversion of garage at side yard

**Completions**

Lot 2 – remove diseased tree

Lot 48 – replace mailbox, breeze block wall feature in front of existing wall & new front door

Lot 122 – Solar

Lot T-1 – replace existing 2 light pillars

**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.

**Streets:**

Wayne reports on the plan for the streets. Two (2) homeowners that have trenching needs in the cul-de-sac are moving forward with undergrounding.

Bid from Hazard was reviewed, repairs include asphalt work on the Yerba Santa extension, re-asphalting Palo Verde, and apply seal coat to Yerba Santa from the gate to Palo Verde. Project was budgeted for \$123,144 and bid came in at \$117, 840. Wayne motioned to approve the bid, motion was made, seconded and was approved.

Wayne motioned to be authorized to spend up to \$10,000 out of capital reserve account in order to mitigate the cost for two (2) individual homeowners for undergrounding at the end of Yerba Santa. Motion was made, seconded and approved. (7-2 Abstention)

**Gate Operations:**

Steve reports second re-wiring of the keypad, left-hand side was activating gate arm on the right-hand side. A formalized process was discussed in regard to the use of the gate, residents need to use their clicker to open the gate instead of relying on familiarity with the attendant.

Discussion on aesthetics of the arm tape continued from last meeting. Austin motioned to put the tape back to the way it was since the red tape was never authorized, four (4) in favor and four (4) opposed, with one (1) abstention. This issue was tabled for the next meeting.

**Common Area Maintenance:**

Jose reported battery operated cameras were installed in the park to prevent vandalism. When the cameras were down to replace the batteries, vandalism occurred again.

**CACC:**

Jose reports the Community Plan update will be formally approved after month long comment period. Jose encouraged directors to attend the city counsel meetings to show support.

**Safety:**

David reports new lock combo for the old access road. Everything that was piled up there has been removed, no longer a fire risk.

**Communication/Technology:** Nothing to report

**Social Report:**

\*Annual Meeting – Saturday March 14<sup>th</sup> – 3:00 in our park  
Home Tour – Sunday, April 26<sup>th</sup> – 2 to 6 pm  
Golf Championship – Saturday June 6<sup>th</sup> – 4 to 6 pm – HOA hosted food & beverage  
Concert in the Park – Saturday July 18<sup>th</sup> – 5 to 7 pm – member supplied food & beverage  
Movie Night – Saturday August 22<sup>nd</sup> – 8 pm with member supplied food & beverage social hour 6:30  
Annual Picnic- Sunday October 25<sup>th</sup> – 3 to 6 – HOA hosted food & beverage  
\*\*\* Dates Subject to Change\*\*\*

**NEW BUSINESS:** Nothing to report.

**CALENDAR:** The next meeting will be the Annual Meeting on Saturday, March 14<sup>th</sup> at 3:00 located in the park.

**ADJOURNMENT:** With no further business for the Board to address, Jose called the meeting to a close at 8:45pm.

Minutes respectfully submitted by Michelle McGarry, Associated Professional Services.

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