

Alvarado Estates Community Association

Board Meeting Minutes March 14, 2020

CALL TO ORDER: The meeting of the Board of Directors held in the Alvarado Community Park, located at 4774 Yerba Santa Drive, in the city of San Diego, state of California was called to order by President Jose Reynoso at 3:00 PM.

ROLL CALL/ QUORUM ESTABLISHMENT: Directors present were: President Jose Reynoso, Vice-President Wayne Breise, Treasurer Ken Klayman, and Board members Susan Crisafulli, Miguel Espinosa, Paul Feuer, Wes Hinkle, Steve Neu and David Wiles. Joining the meeting later was resident Eric Poliak. Quorum was established with nine (9) Directors present.

GUEST SPEAKERS: Nothing to report.

PUBLIC COMMENT: Nothing to report.

SCHEDULED BUSINESS AND OTHER MATTERS:

Re-appointment of Board Members Up For Re-election: President Reynoso stated that even though board members are elected to an indefinite tenure in our bylaws, our CC&Rs call for half of the board seats to be up for re-election on a bi-annual basis in order to open up membership opportunities to the community. Since the annual meeting and elections are postponed until later in the year, it was necessary for those board members up for re-election to be re-appointed by the remaining board members. Therefore he moved that the eligible members of the board approve the re-appointment of Wayne Breise, Susan Crisafulli, Paul Feuer, Austin Hong, Stacey James and Steve Neu to the board and to keep the same officers until the annual meeting. The motion was seconded by David Wiles and was unanimously approved by board members eligible to vote.

Delegation of Approval of Sewer Bridge in our Canyon to a Committee: President Reynoso moved that the board delegate authority to review/negotiate an agreement with the city of San Diego to construct and maintain a proposed bridge on the community lot in the canyon below the park so that maintenance of new sewer lines be facilitated. The committee would be himself, Wayne Breise and Wes Hinkle. Treasurer Ken Klayman suggested that Marshall Lewis be consulted for assistance in the review, prior to signing and that the agreement have in it, indemnification for damages and legal fees for the association, from the city, during construction. Wayne Breise confirmed that Marshall Lewis was already involved in the review and that the indemnity was a good idea and would be added as a proposal to the city. With those additions, Treasurer Klayman seconded the motion and it was unanimously approved.

Approval of Election Rules: Treasurer Ken Klayman stated that the board needed to approve new election rules that comply with new state legislation and in order to meet our stated goal of holding the annual meeting and elections in the summer we needed to approve them in April, which would allow us to hold the annual meeting on August 8 or 15. After brief discussion, he proposed that he be tasked with refining previously suggested language for the rules that he had drafted, send them to the board

for review, prior to our April meeting and be submitted for approval at that meeting. Motion was seconded by Wayne Breise and approval unanimously.

ADJOURNMENT: With no further business for the board to address, Jose adjourned the meeting at 3:17 PM

Public Comment: After adjournment, resident Eric Poliak inquired regarding the status of the undergrounding of utilities. Jose responded that documentation regarding public access, via a side pedestrian gate at the gate, mandated by the city when the street vacation was approved by the city council in 1997, was submitted to the city for review and we were waiting to hear back as to the city attorney's position.

Minutes respectfully submitted by Jose Reynoso, President.

Approved during the Board Meeting held on _____

Signed by: _____