

ALVARADO COMMUNITY ASSOCIATION

Annual Meeting Minutes

September 12, 2020

Call to Order: The 2020 Annual Membership Meeting of the Alvarado Community Association held at the Community Park of Alvarado Community Association, in the City of San Diego, State of California, was called to order at 3:05 PM.

Quorum: A quorum of at least one-third of the voting power was established with 67 out of 130 Members present in person and/or by secret ballot (Proxy).

Members present: 38 homes were represented in person and 29 by proxy. 59 ballots were submitted. 8 members were present without submitting ballots.

Guests in attendance were SDSUPD Officers with accompanying K9 unit, Sanna Loando from the office of San Diego City Council President Georgette Gomez, Assemblyman Todd Gloria, San Diego City Council candidate Sean Elo-Rivera, and Katrina Wong and Neal Chazin of Associated Professional Services.

Introduction of Guests:

Assemblyman Todd Gloria – Todd discussed a recent state bill signed by the Governor allowing inmates who assist in fighting wildfires to qualify to eventually become fire fighters. He discussed efforts to maintain critical Navy-related jobs in the area and advocating for continued unemployment benefits during Covid-19. Offered direct number for residents: (619) 645-3090. Ken inquired about reform bills for HOAs. Todd responded he will keep community updated on status of Governor's bill.

Sanna Loando on behalf of San Diego Council President, Georgette Gómez – Sanna gave an update on Council's ballot measures for November including an individual commission for police practices, a bill changing the election process for the board of education, and more green space in the area. Council is working on protecting local library from Montezuma Hotel construction and on multiple Covid relief initiatives.

Council is working with Jose to get legal answer on undergrounding utilities in Alvarado. Jose and Wayne previously worked on Montezuma Trail initiative. The first step is to eliminate parking areas in order to alleviate traffic issues and a request has been submitted to the City from the planning board with letters of support from SDSU and SD Bicycle Association. Jose hopes to see parking eliminated and new bike lanes added by end of the year. As projects depend on federal, state, and city funding, Jose strongly encourages residents to fill out their census form to help towards gaining more funding.

Sean Elo-Rivera— Sean introduced himself as candidate for San Diego City Council District 9. He is currently serving on education board of trustees. He made himself available to speak directly with Alvarado Association members after the meeting to learn more about his campaign agendas.

Adoption of the Agenda: A motion to adopt the Agenda as presented was made, seconded and carried.

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Call for Nominations/Close of Balloting/Vote: Inspector of Elections, Marshall Lewis, called for nominations from the floor. Nominating Chairman David Wiles nominated Eric Poliak to fill empty seat. With no further candidate nominations, he moved to close the nominations. The motion was seconded, carried and the 2020 nominations were unanimously closed

Marshall Lewis announced he received 59 ballots voting for 6 open positions. Marshall moved to close polls and proceed with meeting. The motion was seconded and passed unanimously.

Approval of Prior Annual Meeting Minutes: Members in attendance reviewed the minutes from the 2019 annual meeting. Secretary Stacey James motioned to approve March 19, 2019 Annual Members Meeting Minutes as presented. David Wiles seconded and members in attendance unanimously approved.

Presentation of Proposed Common Area Clubhouse:

Susan presented information on the proposal to build a clubhouse along with the results from a survey of interest taken among homeowners. With more children in the community, the demographic change sparked interest in a clubhouse. Susan emphasized importance of a clubhouse to a sense of community.

A group of community members are already willing to donate to fund project. Clubhouse project is subject to successful fundraising goal met by voluntary donations only. Susan presented survey results showing data on preliminary support for clubhouse. Michelle and Susan conducted survey via email. Of the 59 responses, majority (45.76%) voted in favor of a clubhouse. Approximately (20%) in favor of donating to support its construction. Currently going to motion for funding and a plan for approval.

Pat Benke raised concern that those who got to vote were only those that have emails. Community used to vote via paper ballot. Pat worries not all were able to review the plans and got to vote. Pat also worried that the view of the canyon would be impeded by the clubhouse.

Members ask how much dues would increase. Susan answers that dues would not increase – as the funding would come solely from voluntary donation.

David credits Bill Perry for helping put together clubhouse proposal photos and rendering pro bono. Susan responded saying there were a total of 3 architects that submitted proposal photos and renderings pro bono.

Community member, Jim, points out that only 25-30% of total membership are in favor of project so far. He does not want to move forward at present time. Susan responds that this proposal is very early stages. More information to come before any official processes take place.

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Committee Reports

Treasurer's Report – Ken Klayman reported the Association's financial situation to be strong. After yearly audit, the Association reports a net income of approximately \$50,000. Out of that, roughly \$38,000 goes to the Capital Reserve Fund, with the remaining amount being surplus. Ken motioned to grant the Board discretion to use surplus toward Capital Reserves and special projects. David seconds Ken's motion. Members unanimously passed resolution at 3:59pm.

Ken presented highlights of a study on HOA's financial situation that will be circulated to owners in December in a disclosure packet. Current standing is strong with Capital Reserves approximately 119% funded. At this point, largest item is street repairs – Association has \$117,000 in accounts dedication to future street improvements.

Architectural Committee Report- Susan Crisafulli reports there is a waiting list of those wanting to join the Architectural Committee. That's because it's the most popular committee! (There really is no list.) Committee encourages unique housing structures and features. Susan reminds members to ask permission for tree trimming and emphasized that the committee is primarily concerned with issues related to privacy, view and light. Susan also encourages owners to visit website for proper forms, and to openly communicate with committee.

Newsletter Committee- Susan Crisafulli reported the normal number of four newsletters will decrease to three in 2020 because of less social events due to Covid-19. Owners are free to submit articles to be included in the newsletter.

Safety & Security Committee Report- David Wiles reported that the homeless and trash in canyon is no longer an issue due to the fence constructed. Reminder to comply with the 25 mph speed limit, including for contractors and vendors coming to your lot. There are still concerns over fire safety with respect to the canyons and the committee is working on steps to address the issue. If people want contact for front kiosk, contact David. A community member asked about bobcats in the area. David responded that none have been reported for many years.

Common Area Maintenance Committee Report – Jose Reynoso reports Yerba Santa Drive is fixed up and trees landscaped since last annual meeting.

College Area Community Council – Jose spoke regarding the CACC's activities. In the College Area, there are many mini dorms outside the Association's gate – indicative of insufficient amount of student housing to meet existing demand. While previously, SDSU had been a commuter school, SDSU is evolving into more of a resident school as its research presence grows. Jose noted the CACC's plan is to

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three different “nodes” that focus on the needs of these different areas: (1) College and Montezuma would focus on student area and creating a college town environment; (2) Montezuma and El Cajon would focus on young professionals and provide high- and mid-rise housing and mixed use buildings; and (3) College and El Cajon would focus on family oriented housing and services. There is a 5-6 story building in development intended to meet the needs of a growing student and young professional population. The innovation coming out of SDSU, and its resulting growth, is to the benefit of the area. Jose hopes to develop a more pedestrian-friendly area at large. Jose noted the CACC is encouraging the City Council to move forward on the Smart Development plan.

Streets Committee Report/Underground Projects- Wes Hinkle reported the sinkholes on the side streets of Yerba Santa are being addressed. A tree that is interfering with the street will be removed by end of month. Hazard construction has been approved to do seal and coat of all streets except the end of Yerba Santa (at the cul de sac) and Palo Verde Terrace. This seal and coat work should be completed before the end of September. We will then need to re-stripe the streets and take care of stop signs after the road work is done. All road improvements are expected to be completed before the end of year and should last the community the next 10-15 years.

Jose recounting the activities surrounding undergrounding. While the City Council approved undergrounding for Alvarado in 2016, and the work was scheduled to start in 2019, the City removed Alvarado from the project, citing that public funds cannot be used on private streets. HOA argues that the public are allowed access to neighborhood’s pedestrian gate and that Alvarado was set up as 501c4, mutually beneficial group. Jose confirmed it was the City that mandated side gate public access with documentation. Jose began to document frequency of pedestrians accessing through the side gate. Jose used these materials in a letter to the City arguing in support of the funding for undergrounding, including to achieve the City’s goal of maintaining strong network access. He awaits the City’s response.

Gate Operations Committee Report- Steve Neu reported the gate attendant kiosk has been renovated for the first time since 1998, including replacing lighting, carpeting, etc. Steve suggest spending \$100 a month for bi-weekly cleaning of the kiosk and the gate attendants’ bathroom. This will be discussed at the next Board meeting. Austin reported that there have also been updates to the internet at the kiosk, which resulted in eliminating two phone lines in lieu of a VOIP line. This will result in significant cost savings and the upgraded equipment allows for easier remote access to cameras/security.

Web Publisher Committee Report – No further updates to website or email communication systems. If homeowners are not getting emails from the Association, let Susan know.

Social Committee Report – Lori Mullen and Susan co-chair the committee. Announced pizza is available for after today’s annual meeting. Susan announced the upcoming activities Lori has planned:

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- Sat. Oct 24 event combining movie night (Jumanji) and harvest festival in park. Will include parade of Halloween costumes at 5pm. Popcorn and food included.
- Ongoing Tuesday night food trucks

Susan also spoke about groups being allowed to perform music in the park and the committee is open to hosting more of these kind of socially distanced events. The Skylarks singing group will perform at end of today's meeting.

OPEN FORUM

No concerns raised

ELECTION RESULTS

The following members were elected to the Board of Directors: Susan Clarke Crisafulli, Steven Neu, Wayne Breise, Stacey James, Austin Hong and Erik Poliak as a write-in.

The meeting was adjourned at 4:33 PM.