

Board Meeting Minutes

October 11th, 2022

Call to Order: The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held at Associated Professional Services (7007 Mission Gorge Road, Ste 201) in the city of San Diego, state of California, was called to order by the President at 6:35 PM.

Roll Call/Quorum Establishment: Quorum was met with 7 of 11 Directors in attendance.

Board Members present: President—Jose Reynoso, Secretary—Stacey James, Treasurer—Ken Klayman. Board Members: Steven Neu, Wes Hinkle, Miguel Espinosa and Eric Poliak.

Board Members absent: Susan Crisafulli, David Wiles, Wayne Breise, Austin Hong

Government Representatives: Jefferey Nguyen, Community Representative for City Council President, Sean Elo-Rivera.

Homeowners Present: Gregory Lambron, Don Benke, and Pat Benke

Others in attendance: Susan McClintock, Senior Partner at Epsten, APC. And Management representative, Katrina Wong with Associated Professional Services (APS), Kellen Jones, representative from Cache Private Capital.

Prior Board Meeting Minutes: Jose motioned to approve the September 13th, 2022, executive meeting minutes. David seconded: All voted to approve except Stacey who abstained. The September 13th, 2022, executive meeting minutes are approved.

Jose motioned to approve the September 13th, 2022, open board meeting minutes. David seconded. All voted to approve except Stacey who abstained. The September 13th, 2022, open board meeting minutes are approved.

Public Comment: Pat Benke raised concerns over noise regulations at the Community Park. Gregory Lambron requested to review Association financial records.

Presentations:

Jefferey Nguyen, Community Representative for City Council President, Sean Elo-Rivera:

- Jefferey gave updates on the City Council's budget prep and homelessness initiatives

Ongoing Business/Committee Reports:

Treasurer's Report: Ken gave overview of Association's most recent balance sheet and Reserve Study takeaways. Ken gave update on draft 2023 annual budget, which will be finalized at November board meeting.

Property Manager's Report: Nothing to report.

Architectural Review Committee Report – Miguel gave architectural committee report. No applications were received for new homes or additions/replacement construction exceeding 1,000 square feet.

Gate Operations Committee Report: Steve reports gate arm will be fixed by 10/12.

Communication/Technology: Some issues with gate operations via phone line. Committee will trouble shoot. Last resort will be purchasing a second phone.

Common Area Maintenance: Committee will draft park use rules in advance of November meeting. Committee will request park event organizers to distribute contact info in advance.

CACC: College Area Community Council is holding a social. Tickets are \$15 each. Community Plan update is progressing and will transition to council review

Streets: City workers fixed asphalt holes on Norris and Armin. The committee is planning on filling potholes using Reserve funds. Committee will put notices on cars parked on streets overnight requesting they park within owner Lots or risk towing.

Safety/Security Committee Report: An owner reported suspicious trucks around property. May be a group casing house for a robbery. Committee is working with gate security and reviewing security camera footage to assist owner.

Community Center Ad Hoc Committee:

Community Center Vote: Voting won't take place until end of the year. Committee is

working on the new package to submit prior to the second vote to be conducted via mail chimp.

Social: No events to the best of Board's knowledge. Will need a new chair soon.

New Business: Kellen Jones, representative of Cache Private Capital, presented Alvarado Estates Trail Development proposal. The group is looking to provide a benefit to the community by developing the lots they own along Fairmount land into a hiking trail. Three options were proposed: 1. Outright land sale, 2. Seller financed sale to Association, or 3. Purchase structured as donation.

Calendar: Next meeting is on November 8th, 2022

Adjournment: There being no further business, the Board meeting adjourned at 7:58 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on Nov. 8, 2022

Signed:


Stacey James - Board Secretary