

# Alvarado Community Association, Inc.

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## Board Meeting Minutes

November 8<sup>th</sup>, 2022

**Call to Order:** The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held via video conference and in person 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 6:02 PM.

**Roll Call/Quorum Establishment:** Quorum was met with 10 of 11 Directors in attendance.

**Board Members present:** President—Jose Reynoso, Secretary—Stacey James, Treasurer—Ken Klayman. Board Members: Steven Neu, David Wiles, Austin Hong, Wes Hinkle, Susan Crisafulli, Miguel Espinosa, and Eric Poliak.

**Board Members absent:** Wayne Breise

**Government Representatives:** none

**Homeowners Present:** none

**Others in attendance:** Katrina Wong with Associated Professional Services (APS),

**Prior Board Meeting Minutes:** Stacey motioned to approve the October 11<sup>th</sup>, 2022, executive meeting minutes. David seconded. All voted to approve. The October 11<sup>th</sup>, 2022, executive meeting minutes are approved.

Stacey motioned to approve the October 11<sup>th</sup>, 2022, open board meeting minutes. David seconded. All voted to approve. The October 11<sup>th</sup>, 2022, open board meeting minutes are approved.

**Public Comment:** None

### **Presentations:**

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

- Jose delivered report in Jefferey's absence; City redistricting effective in December.

### **Ongoing Business/Committee Reports:**

**Treasurer's Report:** Ken gave overview of Association's September 2022 balance sheet.

The Board discussed restructuring annual assessments for properties located outside of community Gate. *Erik motioned to leave the assessment allocations unchanged and to table the discussion to January 2023. Wes seconds. Wes, Steve Austin, David, and Susan voted in favor. Stacey and Jose voted to oppose. Austin and Ken abstained. With 6 of the 11 Board Members voting in favor, the motion to table passes.*

*Ken motioned to authorize a transfer of up to 110k from the Wells Fargo brokerage account into operating account. David seconds. With all in favor, the motion passes.*

*Ken motions to approve version 1 of the 2023 annual budget. Steve seconds. With all in favor, the motion passes.*

**Property Manager's Report:** Katrina gave November 2022 collections update.

**Architectural Review Committee Report** – Miguel gave November architectural committee report.

**Gate Operations Committee Report:** Ken and Steve discussed gate security billing discrepancies. Steve will look for a kiosk cleaning service.

**Communication/Technology:** Steve and Austin report gate phone is now operating properly with additional antennas installed.

**Rules:** Jose reviewed community feedback on draft Rules. The Committee will present a revised version of draft Rules to the Board for approval in January 2023. The Board will review and submit for community comments after its January 2023 meeting.

**Common Area Maintenance:** Committee is considering how to better notify members of park events and noise. The Board discussed using the gate form to auto-notify community of park events.

**CACC:** City produced new update plan which resembles the plan from 5 years ago. Plan will go to the commission on 11/17. Date subject to change.

**Streets:** Wes is considering re-painting curb street numbers and reviewing Street sweeping vendor price increases.

**Safety/Security Committee Report:** The committee is completing CWCP document to apply for city funding. Karen is heading the effort. Erik will meet Fire Department representatives on 11/9 at 2:30 to discuss blanket permit for fire-prevention work in the canyon.

**Community Center Ad Hoc Committee:** Committee has not met since October. Board discussed voting percentage threshold of approval.

**Social:** After Susan stepped down, Angela Adu-badu has volunteered to chair the Social Committee. *Jose motioned to approve appointing Angela Adu-badu, Wes seconded. With all in favor, Angela is appointed Social Committee Chair.*

**New Business:** None

**Calendar:** Next meeting is on January 10<sup>th</sup>, 2023

**Adjournment:** There being no further business, the Board meeting adjourned at 7:57 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on 2/14/23.

Signed: Stacey James, president  
Stacey James - Board Secretary