

Alvarado Community Association, Inc.

Special Board Meeting Minutes

August 20th, 2023

Call to Order: The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at 4645 YERBA SANTA DR, SAN DIEGO, CA 92115 in the city of San Diego, state of California, was called to order by the President at 10:38 AM.

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

Board Members present: President—Jose Reynoso, Vice President—Wayne Breise, Secretary—Stacey James, Treasurer—Ken Klayman. Board Members: Steven Neu, Eric Poliak, Austin Hong (remote), Miguel Espinosa, Karen Austin, David Wiles, and Wes Hinkle

Board Members absent: None

Government Representatives: None

Homeowners Present: None

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

Public Comment: An open forum was held, where members were given an opportunity to address the Board. No comments were given.

Ongoing Business/Committee Reports:

Architectural Review Committee Report –

Lot 51:

Management requested Lot 51's owner's attendance at this meeting. The Owner's legal counsel advised against their attendance without counsel's presence and Lot 51's owner did not attend.

To address the privacy issue caused by the greenhouse structure between neighboring Lots, Miguel motioned to instruct Lot 51 to address the sightline dispute via one of the following:

1. Frost the greenhouse windows on the side(s) with views into the neighboring Lots, or
2. Put up a vegetation wall to obstruct the sightline between neighboring Lots, or

3. Propose an alternate option, subject to the Architectural Committee's review and Board of Directors' approval.

Should approval be granted for one of the above options, the Board may waive all fines associated with this violation. Per section 5.05 of the Association Rules, Lot 51 is subject to an initial \$750 fine for *Additions or replacement construction of under 1,000 square feet of living space without prior approval*. If Lot 51 continues to be non-compliant beyond 30 days after notice, the owners shall incur a \$100 fine per day until compliance is complete, as well as a \$250 fine for failing to timely comply with the Board's written request.

Wes seconded Miguel's motion above. Jose Reynoso, Stacey James, Wayne Breise, Ken Klayman, Austin Hong, Steve Neu, Eric Poliak, Wes Hinkle, Miguel Espinosa, and David Wiles voted in favor. Karen Austin recused herself from the vote due to her Lot's involvement in the dispute. With 10 of the 11 Board Members present voting in favor, the motion passes.

Lot 52:

Karen Austin recused herself from this discussion.

Miguel motioned to request Lot 52 to submit an architectural application for their existing Gazebo remodel for the elements deemed to fall outside of an "in kind" build. The application fee would be waived as a result of a prior error informing Lot 52 owners that no application was necessary. The Architectural Committee and in-house architect will review the submission and make a recommendation to the Board. Wes seconded Miguel's motion above. Jose Reynoso, Stacey James, Wayne Breise, Ken Klayman, Austin Hong, Steve Neu, Eric Poliak, Wes Hinkle, Miguel Espinosa, and David Wiles voted in favor. Karen Austin recused herself from the vote.

New Business:

Communication/Technology: New website is ready for launch. Primary email holders on APS' owner list must contact APS management to request any additional emails added to the APS list before Austin creates additional log-ins per Lot.

Annual Budget: All directors are to submit preliminary budget numbers.

Liens: Ken motioned to approve recording a lien on APN # 461-600-10-00. Stacey seconded. Jose Reynoso, Stacey James, Wayne Breise, Ken Klayman, Austin Hong, Steve Neu, Eric Poliak, Wes Hinkle, Miguel Espinosa, David Wiles, and Karen Austin voted in favor. With 11 of the 11 Directors present voting in favor, the motion passes.

Lot 64: The Board received a complaint that the Lot 64 owner was operating a business from the home in violation of Rule 3.03. Miguel motioned to send a cease and desist letter to the homeowner re violation of the Rules. Steve seconded. Jose Reynoso, Stacey James, Wayne Breise, Ken Klayman, Austin Hong, Steve Neu, Eric Poliak, Wes Hinkle, Miguel Espinosa, David Wiles, and Karen Austin voted in favor. With 11 of the 11 Directors present voting in favor, the motion passes.

Calendar: Next Board Meeting, Tues. 09/12/2023 6:00 PM in our park

Adjournment: There being no further business, the Board meeting adjourned at 12:25 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on 1/9/24.

Signed: Stacey E James, Stacey James - Board Secretary