

Alvarado Community Association, Inc.

Board Meeting Minutes

October 10, 2023

Call to Order: The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at 4881 Yerba Santa Dr. at Alvarado Estates in the city of San Diego, state of California, was called to order by the President at 5:48 PM.

Roll Call/Quorum Establishment: Quorum was met with 10 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 (by phone), Austin Hong, Miguel Espinosa, David Wiles and Karen Austin.

Board Members absent: Wes Hinkle.

No minutes ready for approval.

Government Representatives: State Assembly Member Chris Ward and his Field Representative Christopher Gris

Others in attendance: Gabe DeAnda and Brenda Coracero with Associated Professional Services (APS), and numerous homeowners, including Steve Call, Don Benke, Pat Benke, and Gus Kontopulos.

Public Comment: An open forum was held, where members were given an opportunity to address the Board.

Ongoing Business/Committee Reports:

Treasurer (Ken):

- Financial statement through August shows expenses are \$3K under budget.
- 2024 Budget:
 - o Overall increase of 1.9% in assessments
 - o 7% increase in expenses expected to be offset by income from investments
 - o Revision from the Capital Reserve Study resulted in \$900 additional expense
- Ken motioned for a resolution to approve the budget with the following changes:
 - o \$3500 safety/fire grant
 - o \$1000 architectural income/expense

David seconds. All Directors in attendance voted yes. Motion passed.

The Board discussed the prior proposal that was raised to change the assessments for lots outside the gate to 45% of the amount assessed on lots within the gate instead of 60%. Steve motions that the seven homes outside the gate all have their assessment set at 40% of the amount assessed on lots within the gate. Miguel seconds. All directors present vote yes. Motion passed.

Property Manager (Gabe)

- Confirmed a letter is being sent to homeowner regarding branches hanging in the street.

Architectural (Miguel)

Current Construction

- Lot 25: New home construction started 12-21-20
- Lot 28: New home construction permitted plans approved 3-3-22
- Lot 107: Construction started April 2019 – One-year extension approved April 2023 – Permits issued 11-30-20. completion held up by litigation.

Approvals

- Lot 61: Approved new landscape plans.
- Lot 57: Approved new landscape plans.

Completions

- Lot 84: Approved removal of low shrubs in front yard
- Lot 107: Approved exterior paint color
- Lot 74: Construction tiles removed from front yard.

Miscellaneous

Lot 51: Started installation of irrigation, and new bamboo privacy hedge between lot 51 and lot 52

Lot 52: Board requested and received an application for retro-active review and approval of a pool deck remodel. Plans and renderings have been sent to the HOA's architectural consultant for rules review.

Results of this review are pending.**Gate (Steve):**

- The Board approved to upgrade the safety feature related to the bumper, estimated to be approximately \$3,000.

Common Area (Jose):

- The vegetation growing into the streets will be trimmed back.

CACC (Jose):

- Hardy Elementary School Dad's Club will be selling Christmas trees for a fundraiser.

Streets (Wes):

- There have been issues with construction vehicles causing knicks in the pavement. Contractors who are responsible will be held accountable.
- Wes also asked, if anyone becomes aware of cracks, to please report it to him so we can get them fixed.

Safety (Eric)

- Fire Safe Council received a grant for \$6K and received a supplemental grant from San Diego Conservancy of \$3,500.
- An informational meeting will be held at the Call's house, hopefully on October 26 from 6:00-7:30, with a social hour and presentation by a representative from the Fire Department.

Communications (Austin)

- The consolidation of emails is in process to eliminate excess email addresses that are not on the official APS list. All additions/changes should go through APS.

Social & 75th Anniversary (Karen)

- Next home tour is scheduled for December 17 at Maggie and Miguel Espinosa's house.
- The Committee will be holding a holiday decorating contest with voting and awards. Details to follow.
- A holiday cookie exchange is being scheduled for December.

Park Development Committee (Wayne):

- Voting is continuing on the meeting hall.

Rules committee (Wayne):

- The previously raised concern regarding motorhomes has now been reviewed and it was noted that all issues being raised were addressed in 2021. The Board determined there is no reason to review the same issues again and no further action will be taken.

Adjournment: There being no further business, the Board meeting adjourned at 7:00 PM.

Minutes respectfully submitted by G. DeAnda.

Secretary Certification:

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

Signed: Stacey E James, Stacey James - Board Secretary