

**Board Meeting Minutes**

**January 9, 2024**

**Call to Order:** The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at the Associated Professional Services in the city of San Diego, state of California, was called to order by the President at 6:00 PM.

**Roll Call/Quorum Establishment:** Quorum was met with 9 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, Miguel Espinosa, David Wiles, and Wes Hinkle.

**Board Members absent:** Austin Hong and Karen Austin.

**Minutes for approval.** No minutes to approve.

**Guests:** Liz Missakian

**Government Representatives:** Fernando Garcia (running for City Council) and Jefferey Nguyen (Community Representative, District 9 City Council).

**Others in attendance:** Gabe DeAnda with Associated Professional Services (APS)

**Public Comment:** None

**Treasurer (Ken):**

- Year end financial report is not yet complete.
- Review of status of investment funds, including account balances.
- Financial audit is underway and likely to be done in March or April 2024.

**Property Manager's Report:** None.

**Architectural**

- Lot 52 seeking retroactive variance for the structure that was built. Variance for additional 4-5' of expansion.
  - o Architectural recommended a variance. Motion to approve variance, Steve seconded. 9 directors in attendance voted yes. Motion passed.

**Gate (Steve):**

- Recent issue with the toilet working and it will be fixed.
- On-going issues with the keypad are being addressed.

**Common Area (Jose):** None

**CACC (Jose)** – Karen is attending the meeting seeking approval for planning board.

**Streets (Wes):**

- Completed all projects for 2023.
- Intersection at Avion/LeBarron is temporarily patched and will be addressed.
- One solar street light is not working and is being addressed.

**Safety (Eric):**

- 2 security events
  - o January 6- Car hit.
  - o December 10- Property stolen from porch.

**Communications (Austin):** None.

**Social/ 75<sup>th</sup> Anniversary:**

- Whitney Lowe has agreed to take over the newsletter, which is set to be issued quarterly.

**Park Development Committee (Wayne):**

- Putting final touches on fundraising program and starting design process.

**New Business:**

- **David Wiles retiring from the Board after serving 40 years.**
  - o **Jose Nominates Liz Missakian to take Davids's place**, 8 directors in attendance voted yes. Motion passed.

**Adjournment:** There being no further business, the Board meeting adjourned at 6:52 PM.

Minutes respectfully submitted by G. DeAnda.

Secretary Certification:

Minutes approved during the Board Meeting held on\_\_\_\_\_.

Signed: \_\_\_\_\_, Stacey James - Board Secretary