

# Alvarado Community Association, Inc.

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## Board Meeting Minutes

March 11, 2025

**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 6:03 PM.

**Roll Call/Quorum Establishment:** Quorum met with 9 of 11 Directors in attendance.

**Board Members present:** President—Jose Reynoso Vice President—Wayne Breise.

Board Members: Karen Austin, Steve Neu, Eric Poliak, Wes Hinkle, Austin Hong, Miguel Espinosa and Liz Missakian (via zoom).

**Board Members absent:** Secretary—Stacey James, Treasurer—Ken Klayman

**Guests:** None

**Others in attendance:** Brenda Coracero with Associated Professional Services (APS)

### Minutes for approval:

- Brenda Coracero (APS) reviewed November 12, 2024, open board meeting minutes. Liz motioned to approve the presented board meeting minutes. Miguel seconded. With all voting in favor, meeting minutes are approved.
- Brenda Coracero (APS) reviewed the February 11, 2025, open board meeting minutes. Liz motioned to approve the presented board meeting minutes. Wayne seconded. Jose abstained. All in favor (8) All opposed (0) Abstain (1).
- Brenda Coracero (APS) reviewed February 11, 2025, executive board meeting minutes. Liz motioned to approve the presented board meeting minutes. Steve seconded. Jose abstained. All in favor (8) All opposed (0) Abstain (1).

**Public Comment:** None

### Safety Ad HOC Committee (Liz)

- Discussion of the committee's recommendations:
  - o Information will be presented at the Annual Meeting by the committee. Jose

will poll the community members to be able to gather their preference. The board will consider the poll results and will then decide. The decision will be then posted in the next newsletter.

**Treasurer (Ken):**

- Greg Villard office (new CPA) confirmed receipt of documents required to prepare the 2024 audited financial statements.
- December 2024 financial statements revision included in the packet.
- Status of bank accounts was reviewed.
- The meeting hall account currently has \$185,000 plus additional interest.
- Jose motioned to authorize a lien on the property with APN# 461-600-10-100. Wayne seconded. All in favor (9) All opposed (0) Absent (2).

**Property Manager's Report:**

- Jose discussed for APS to assist in creating a new buyer's checklist to include information on how to register, clicker, etc.
- Representative change to Vander Turner as of April 1<sup>st</sup>, 2025.

**Architectural (Miguel):**

- Current Construction
  - o 5660 Toyon Rd: New home construction in process.
  - o 4727 Avion Way: Pool remodel in process.
- Approvals
  - o 5130 Norris Rd- Approved plans for garage enclosure and backyard addition.
  - o 5463 Fremontia Lane- Approved new solar panel installation.
  - o 4525 Yerba Santa Drive- Approved removal of diseased tree at side yard. Also approved removal of 3 palm trees at rear of house for fire mitigation.
- Completions
  - o 4470 Yerba Santa- Two eucalyptus trees behind the property were removed after HOA approval.
  - o 4525 Yerba Santa Drive- Side yard tree and 3 palm trees removed.
- Miscellaneous
  - o 5687 Yerba Anita Drive: On February 25, Jose and Miguel met with Christopher

Hilken to discuss the possibility of Alvarado Board granting a variance to construct two story structures in the back yard. While the request for variance was not pending, discussion was held regarding the Board's strong hesitancy to grant variance. No vote can be taken by the Board until Architectural application is submitted.

**Gate (Steve):**

- Gate is functioning correctly with no issues reported.

**Communications/Technology (Austin): None**

**Common Area (Jose):**

- Mulch in the park will be refreshed and should be certified for the playground to ensure it remains a safety zone.

**Streets (Wes):**

- Streetlight on Le Barron being fixed.

**CACC (Jose):**

- The planning board held elections, and 4 members were re-elected and 6 new write-in candidates elected.
- Parking surrounding library on Reservoir Drive will be limited to 2 hour parking.

**Safety/Security (Eric):**

- Halfway through vent retrofit program, \$5,000 to be spent and must be spent by April 1, 2025.
- Evaluating possible brush clearing project with remaining funds to be used prior to the deadline. Project will require prior board approval.

**Social-** No report.

**Park Development Ad Hoc Committee (Wayne):**

- Status of design project reviewed.
- Picture renderings for packet have not been agreed upon, which has caused a delay in distribution and fundraising.

**Adjournment:** There being no further business, the Board meeting adjourned at 8:28 PM.

Minutes respectfully submitted by Brenda Coracero.

Secretary Certification:

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

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