

Alvarado Community Association, Inc.

Board Meeting Minutes

April 8, 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 6:02 PM.

Roll Call/Quorum Establishment: Quorum 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: Steve Neu, Eric Poliak, Wes Hinkle, Miguel Espinosa and Liz Missakian (via zoom).

Board Members absent: Austin Hong, Karen Austin

Guests: Officer Raynor, SDPD

Others in attendance: Vander Turner with Associated Professional Services (APS)

Minutes for approval:

- Final confirmation of March minutes had not been received so a copy was not included in this meeting. Minutes from both March and April will be included in the next regularly scheduled meeting for review and approval.

Public Comment: None

Treasurer (Ken):

- Reviewed Status of finance accounts & balances to date.
- Draft Audit Report provided from CPA; Ken is following up with questions and clarifications.
- Audit noted unqualified opinion given by auditor.
- Ken will work on getting a final version to be distributed to homeowners.

Property Manager's Report (Vander):

- APS is working on Annual Election mailing and will ensure ballots go out in advance of

annual meeting which is scheduled for May 17th.

Architectural (Miguel):

- Current Construction
 - o 5660 Toyon Rd: New home construction in process.
 - o 4727 Avion Way: Pool remodel in process.
- Approvals
 - o 4855 Avion Way – Approved removal of several Palm trees for fire mitigation.
 - o 5150 Mesquite Rd – Approved removal of pepper tree 2 ft from home for fire mitigation.
 - o 4705 Yerba Santa Dr – Approved tree removal for fire mitigation.
 - o 4811 Yerba Santa Dr – Approved replacing 5 garage doors.
- Completions
 - o None
- Miscellaneous
 - o 5687 Yerba Anita Drive: Homeowner contacted Jose re assistance in obtaining permits to build two single story structures at rear of property.

Gate (Steve):

- Recommendation to replace the phone at the Kiosk because the existing phone is not working consistently. Reports that the wifi acts flaky causing sporadic disconnection.

Ad Hoc Committee re Gate Attendant (Liz):

- Plan to present report at Annual Meeting, review various options & cost, and take a vote of homeowners to see the preference and then the Board will evaluate the approach.

Common Area (Jose):

- Gazebo has been remodeled & leveled.
- Wood chips have been laid in the park.

CACC/CAPB (Jose):

- The planning board held elections with Jose as a member.

Streets (Wes):

- A recent inspection of street maintenance & lights was conducted. Everything looks good.
- Update given on status of undergrounding.

Safety/Security (Eric):

- 2024/2025 Grant Cycle completed. \$11,500 dispersed for AE fire prevention activities.
- 2025/2026 grant submission in progress. \$14,500 requested for this cycle. AE is on a priority list and Eric is confident the funds will be granted.

Communications/Technology (Austin): None

Social (Jose):

- Plans for Annual Meeting in place.
- Still looking for a chair for the committee.

Nominations Committee (Wayne):

- Wayne will provide candidate statements to APS to create ballots for annual mailing.

Park Development Ad Hoc Committee (Eric):

- Meeting hall developments are moving forward. The subcommittee will provide a presentation at the Annual Meeting.

Adjournment: There being no further business, the Board meeting adjourned at 7:23 PM.

Minutes respectfully submitted by Vander Turner.

Secretary Certification:

Minutes approved during the Board Meeting held on_____.

Signed: _____, Stacey James - Board Secretary

ALVARADO COMMUNITY ASSOCIATION

Organizational Board Meeting Minutes

May 17, 2025

Call to Order: The 2025 Organizational Board Meeting of the Alvarado Community Association held at the Community Park of Alvarado Community Association, in the City of San Diego, State of California, was called to order at 4:52 PM.

Quorum: Quorum met with 11 of 11 Directors in attendance including John Chiles attending as new elected member.

Reappointment of Committees, Chair & Members:

Officers elected are as follows:

President – Jose Reynoso, Vice President – Wayne Breise, Treasurer – Ken Klayman, Secretary – Stacey James

On Going Business:

Ken motions to approve the draft 2024 Audit as prepared after the corrections made between Ken and Gregory Villard, CPA. Management will be instructed to distribute to membership. Liz seconds. With none opposed, the motion passes.

The board was informed that the Garcha property has sold. The lien placed on the account resulted in AE receiving payment in the amount of \$13,000.

Calendar: Next open Board Meeting scheduled for Tuesday, July 9, 2025 @ APS Office

Call to Close: Meeting adjourned at 4:56pm

Minutes respectfully submitted by Vander Turner.

Secretary Certification:

Minutes approved during the Board Meeting held on_____.

Signed:_____, Stacey James - Board Secretary