

ALVARADO COMMUNITY ASSOCIATION

Annual Meeting Minutes

May 17, 2025

Call to Order: The 2025 Annual Membership 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 3:00 PM.

Quorum: A quorum of at least one-third of the voting power was established with 45 out of 130 Members either present in person or having submitted a ballot via mail. The minimum 44 lot quorum via attendance in person or via ballot was met and exceeded.

Board Members in attendance: Jose Reynoso, Stacey James, Wayne Breise, Karen Austin, Miguel Espinosa, Wes Hinkle, Eric Poliak, Liz Missakian, Ken Klayman, Austin Hong, Steve Neu.
Management: Vander Turner – Associated Professional Services

Guests in attendance:

Mayor Todd Gloria, Fire Captain Dallas Higgins, Doug Case – Chair Commission on Police Practices, Fire Fighters in attendance with Cap Dallas Higgins – Andrew Lachina, Brandon Duncan, Jason Hughes.

Call for Nominations/Close of Balloting/Vote: Inspector of Elections Susan Crisafulli called for Nominations from the Floor. With no nominations, nominations were closed and balloting was closed to proceed with meeting.

Introduction of Guests:

Captain Higgins — Captain Dallas Higgins and his department were given recognition and honors for his department's work battling the 10/31/2024 Montezuma fire and saving the Alvarado Neighborhood. Cap. Higgins and the other fire fights in attendance were acknowledged by the community and given special thanks from Elaine Boland.

Chair for the Commission on Police Practices, Doug Case – Presentation by Doug explaining what the Commission does and how community members can get involved. Called for any volunteers as they always appreciate any help.

Mayor Todd Gloria – Thanked Jose Reynoso for his valuable and consistent leadership and awarded him a certificate of appreciation on his 15th anniversary on the AE Board. Mayor Gloria also spoke about the budget for San Diego and the administrations priorities regarding streets & homelessness. Urged members to contact Senators about SB 569 giving city authorities temporary state power to help homeless on state land. Karen Austin was also issued a certificate of appreciation for her work on the Fire Safe Counsel on behalf of the AE Community.

Approval of Prior Annual Meeting Minutes: Members in attendance reviewed the minutes from the 2024 annual meeting. Secretary Stacey James motioned to approve 2024 Annual Members Meeting Minutes as presented. Liz Missakian seconded and members in attendance unanimously approved.

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Committee Reports

Treasurer's Report – Ken Klayman addressed membership regarding AE's excellent financial standing. Reports were kept quick as guest presentations took more time than expected and the possibility of rain warranted faster reports.

Capital Reserve Study conducted by Sonnenberg. In 2024/2025 Reserve funding has been well maintained and only minorly affected by projects in the community. As a result, AE is 93% funded. Informed membership that funding over 70% is considered strong funding position.

Architectural Report- Miguel presented to membership. Expressed that 3 units were remodeling and there is one new construction being built. Focused on exterior of homes and lots. Reminder to the community to check with the Architectural Committee before any changes are made to their property. Thanked everyone for their cooperation.

Gate Operations Committee Report- Steve Neu reported the gate is going well currently. This is largely due to regular maintenance and upkeep. No issues to report.

Ad Hoc Committee on Attendants – Liz presented to membership the options created by the committee for a change to the gate security team for increased community protections. The options provided offered full 24/7 for greatly increased cost, minorly increased time for moderate to minor increased cost, modifications to the current time for no additional cost, no change to current situation. Straw poll was taken with the following results:

24 hours/ 7 days = 9 votes

16 hours/ 7 days = 2 votes

14 hours/ 7 days (adds 6 hours for Sundays) = 15 votes

14 hours/ 6 days, 8 hours on Sunday (current) = 5 votes

Noted that the above times and the costs associated were expected to change as this estimate was as of September 2024. Board to vote on final decision moving forward.

Common Area Maintenance Committee Report – Jose Reynoso presented there are current issues involving maintaining the bridge to access sewer line in canyon behind the park. City tried to request AE to take responsibility for it, AE declined.

College Area Community Council (CACC & CACPB) – Jose reported that community plans are being developed regarding growth for the next 30-40 years.

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Streets Committee Report- Wes Hinkle reported Streets are in good shape because of a dozen or so potholes addressed over the last 2 years. Reserve funds are sufficient to address resurfacing in the future as scheduled. Jose reported on undergrounding of utilities. The current status has City Counsel representatives supporting undergrounding due to public benefit. However, AE can't currently receive public funds to benefit what is considered Private Property (streets). This decision was appealed but shot down. Next step is for Transportation Department to create an undergrounding district to include AE. Hoping to get the issue on the City Council agenda and at that point the community would need to send them many letters requesting their approval.

Safety & Security – Eric Poliak reports no major security issues this year. Reminder for homeowners to use the incident report available on the AE website to report any issue or concerns. Fire Safe Council grant will be awarded for the coming year in the amount of \$14,500. Continuing the goal to use it to reimburse homeowners for installing ember resistant vent screens. Can reimburse 30% of the cost, up to \$1000. 2 main goals and dealing with extensive canyon space and implementing mass texting of homeowners in emergency situations. Reminder to fill out a Letter of Agency on the AE website to allow police to access your property if you're not there. Updated community on Ebikes/motorcycles, that safety is a top priority and latest ebikes might not be considered bikes by law enforcement. BOD can issue fines of violation if they are reported including driving through grass or mulch in the AE park. Karen also reported that SD County has 52 fire councils, the most of any country in the state. Recently had fire department do free and personalized reviews of properties to make recommendations for hardening. AE has helped several other communities to develop and form their own fire safe councils.

Communication, Web, and Tech Committee Report – Austin Hong reports a new roster was sent out that morning. The issues with the telephone system at the gate have been addressed. There is a new number to call to reach the gate of 619-798-5645. The old number of 619-583-0880 shows up when someone calls you asking to let them through the gate. To add or change your number, email gates@alveradoestates.com.

Social Committee Report – Jose reported AE is looking for a new social committee chair. Kids day is coming up at the end of May. Golf tournament is scheduled in June.

Park Development – Eric Poliak reported on meeting hall developments. Focus is now on fundraising to support building the meeting hall. Expected cost to maintain the hall post construction is \$5 per lot per month, around \$60 per year. Presented the current meeting conditions as more evidence for the need for the community meeting hall. All meetings could be held there, out of the elements, and would raise property value overall.

Open Forum: No Comments

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Election Results

Susan Crisafulli served as Inspector of Elections and announced the results. **Received 45 ballots to exceed minimum quorum requirement with owners present.** No ballots were disqualified or invalid.

The following members were elected to the Board of Directors: John Chiles – 40 votes, Miguel Espinosa – 40 votes, Wes Hinkle – 42 votes, Ken Klayman – 44 votes, Liz Missakian – 42 votes, Jose Reynoso – 40 votes.

ADJOURNED to Organizational Board Meeting at 4:49 PM