

Alvarado Community Association, Inc.

Board Meeting Minutes

July 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 Onsite Community Park in the city of San Diego, state of California, was called to order by the President at 6:45 PM.

Roll Call/Quorum Establishment: Quorum met with 10 of 11 Directors in attendance.

Board Members present: President—Jose Reynoso, Secretary—Stacey James, Treasurer—Ken Klayman.

Board Members: Steve Neu, Eric Poliak (via phone), Wes Hinkle, Miguel Espinosa, Liz Missakian, Austin Hong, and John Chiles

Board Members absent: Vice President—Wayne Breise

Guests: No guests

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

Motions from Executive Session:

- Motion was made (Ken), seconded (Wes), and unanimously carried to approve prelien action followed by pre-approved lien action by legal counsel should the account fail to pay within 30 days of the pre-lien being filed, for the following accounts via associated APN's: **461-600-30-00, 461-442-01-00, 461-410-05-00, 461-600-22-00, 461-430-06-00, 461-590-14-00.**

Minutes for approval:

- Motion was made, seconded, and carried to approve the March 11th, 2025 meeting minutes as presented. (10-0)
- Motion was made, seconded, and carried to approve the April 8th, 2025 meeting minutes as presented. (10-0)
- Motion was made, seconded, and carried to approve the May 17th, 2025 Organizational meeting minutes as presented. (10-0)

Public Comment: None

Treasurer (Ken):

- Reviewed Status of finance accounts & balances to date.
- Per the April Financials, AE is underbudget by about \$39k due to lack of accruals; May and June should reflect closer numbers.
- AE has gained about \$11k in clubhouse donations this year and \$16k in interest. The Wells Fargo Clubhouse account remains at around \$194k.

Property Manager's Report (Vander):

- APS continues to execute board instructions. Vander has received a recent influx of new owners asking about gate access and they have been referred to the AE website as well as the Owner Registration form. New owners have also been informed that APS must receive their escrow documents before APS can confirm with the board that they are officially owners and therefore can register for gate access to community.

Architectural (Miguel):

- Current Construction
 - o 5660 Toyon Rd: New home construction in process.
 - o 4727 Avion Way: Pool remodel in process.
- Approvals
 - o None
- Completions
 - o 4645 Yerba Santa Dr: Pool Deck and Driveway Repaired
 - o 4545 Yerba Santa Dr: Addition of 3 extra solar panels to rear facing roof.
- Miscellaneous
 - o 5687 Yerba Anita Drive: Received architect's review of homeowner's plans for backyard construction. Plans included a violation of the 10-foot rear setback restriction. Architect's findings and request for correction relayed to homeowner.
 - o 5150 Norris Road: Miguel met with the homeowner regarding a dead pine tree in the rear yard. Explained the beetle and fire hazard. Homeowner agreed to have the tree removed. Scheduled for July 9th removal.
 - o 4605 Yerba Santa Drive: A wooden shed was placed adjacent to the rear fence-

line in violation of the 20-foot rear setback restriction. Miguel is addressing the issue with the homeowner.

Gate (Steve):

- Gate is in good condition, but will need new paint soon.
- Police report has been submitted for the car that drove through the gate arm.

Common Area (Jose):

- Proposal from Jose to board about doing the same annual brush clearing that is done on Yerba Anita & Mesquite along Montezume and charging property owners on a monthly basis. Clean-up would include removing trash and other debris. Board to consider at a later meeting.

CACC/CAPB (Jose):

- Community Plan has been updated and is waiting for City review. No meeting is scheduled for this month.

Streets (Wes):

- Street maintenance is up to date.
- Concern raised about overwatering by house on the corner of Avion, causing excess runoff into the street gutter.
- Per the new Daylighting Law, curb areas within 20 feet from stop signs will be painted red.
- Update given on status of undergrounding. Still on hold, but when it is added to City Council agenda, homeowners will be asked to provide letters of support.

Safety/Security (Eric & Liz):

- Fire vent replacement program is continuing.
- Board discussed issues with E-Bikes in the community. Jose will confirm that the police

spoke with the parents of the current violators. Additional reminder of rules and potential fines will be sent via email to community.

- No security incidents reported recently.
- Liz introduced some preliminary research on Safe Passage Solutions, an AI guard service and was asked to bring back a more in depth proposal.

Communications/Technology (Austin):

- No report.

Social (Jose):

- Still looking for a chair for the committee.

Park Development Ad Hoc Committee (Eric):

- Updates covered during Financial Review. Some new donations received, several promises of additional donations post Summer, but no new checks in hand currently.

Adjournment: There being no further business, the Board meeting adjourned at 7:46 PM.

Minutes respectfully submitted by Vander Turner.

Secretary Certification:

Minutes approved during the Board Meeting held on_____.

Signed: _____, Stacey James - Board Secretary