

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
June 5, 2012
7:00 pm

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:01 PM on June 5, 2012. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Alfredo Valverde, President; Ken Klayman, Treasurer; John Lusti, Secretary; Dennis Collins, LJ Joyner, Wes Hinkle, Steve Neu and Susan Crisafulli. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Don Benke, David Wiles and Wayne Breise.

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from May 1, 2012 meeting as written. M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written was passed unanimously.
- A. John Lusti called for a motion to vote on approval of the minutes from March 10, 2012 meeting as written. M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. Treasurer's Report: Ken Klayman reported that he is still working with APS's financial representative to go over the financial statement and switching to accrual. He reported that there is currently about \$153,000 in the Money Market account, 4 cd's at \$50,000 each and \$70,000 was recently transferred to the operating account for street work. Ken requested that all board members submit any budgets prior to September 12th so that a complete budget can be presented and approved at the October meeting.
- B. Property Managers Report: Tawny Tillinghast reported on a delinquency that had reached \$2488.00 and the Board's ability to file a lien. M/M/S/P (Klayman/Collin) – Motion to approve the lien on owner id 000064-02 with one week to respond to a call from Alfredo Valverde regarding the delinquency.
- C. Architectural Report: M/M/S/P (Valverde/Lusti) – Motion to remove Sean Ostler and elect Susan Crisafulli to the Architectural Committee as required by California Code 7212.b. LJ Joyner presented issue with the fence height and barb wires with lot 17 and the fence height, and RV screening issues with lot 18. APS will draft letters to these homeowners for LJ to review requesting changes.
- D. Landscaping/Community Park: It was reported that the tot lot should be installed by June 24th and that dedicated trees for Gladys & Breffni Barrett and Chuck & Rhona Gorder have been installed in the park.
- E. Gate Operations: Dennis Collins reported \$590 was recently paid out for an emergency with the gate not closing correctly. He also reported that he will be paying House of Automation \$1884 to address multiple gate issues and improvements. Steve Neu reported that he has been going through the gate attendant logs. As a result, APS was requested to send a letter to a home that had a guest in the community driving under the influence stating 7.02 of the CC&R's.
- F. Newsletter Editor: Susan Crisafulli reported that she will be out of town in July but will have a newsletter out by July 4th. It will include pictures from the ice cream social, information regarding the streets and a note of the president. Additional recommendations for articles are encouraged.
- G. Streets: Alfredo Valverde reported that slow down signs are being made to replace the current green-man at the park. Wes Hinkle reported that work on Le Barron was completed May 11th within the budget. Signs and columns were added to the Community the first week of June. He is currently working on getting proposals for repairs and resealing of the streets as vendors recommend this be done within 2 years of the initial repairs.
- H. Social-Alfredo Valverde reported that the ice cream social is scheduled for June 24, 2012.
- I. CACC- Alfredo Valverde reported on behalf of Jose Reynoso that the only item of interest on the May agenda was approval of support for the vacation of Lindo Paseo in preparation for SDSU's project there. He also reported that he is working with Dennis Collins on the Yerba Anita Committee and options for security recommendations. Dennis informed the Board that he is looking into ADT services at these properties.

III. New Business

A. Pet Issues: President Alfredo Valverde discussed a recent dog attack incident within the Community and future actions to be taken to prevent these issues as well as responsibility of the homeowners involved. Homeowners were encouraged to call Animal Control to report any incidents. The Board agreed to include information regarding this in the newsletter and send letters to homeowners with previously reported issues stating that the Association will be strictly enforcing pet rules, sections 8.01 and 8.02 of the CC&R's effective immediately.. A certified letter will also be sent to lot 18 regarding the policy and their dogs being reported outside of their property on numerous occasions.

IV. Public Comment

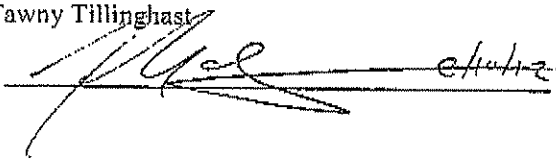
Homeowners presented questions regarding complaints and concerns and where to direct them to. Alfredo Valverde informed homeowners that all concerns and suggestions should be forwarded to him, to address with assigned committee and Board representatives. Homeowners asked for more information in the newsletters regarding feedback from owners who have experienced any suspicious activity or damage to their property.

V. Adjournment

A. M/M/S/P (Valverde/Lusti) Alfredo Valverde called for meeting adjournment at 9:15pm.

Submitted by: Tawny Tillinghast

Approved by:



(Secretary)