ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes September 1, 2015

Call to Order – Establish Quorum: The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:10PM on Tuesday September 1, 2015. The meeting was held at the offices of Associated Professional Services located at 7007 Mission Gorge Road San Diego, CA 92120. A quorum was established with 10 out 11 Directors present: Jose Reynoso – President, Wayne Breise – Vice President, John Lusti – Secretary, Ken Klayman – Treasurer, Paul Feuer, Susan Crisafulli, Wes Hinkle, David Wiles, Stacey James, and Austin Hong. Also present was Candace Shannon of Associated Professional Services and homeowner Teddie Lewis.

Approval of Previous Minutes: The Board reviewed the minutes dated July 7, 2015. Upon motion duly made, seconded and unanimously carried, the July 7, 2015 Board Meeting minutes were approved as presented.

City Council Presentation: Chris Pearson of Marti Emerald's Office was present at the meeting to report that Marti Emerald's office is in favor of the proposed bond measure to increase the number of fire stations in the college area and is against any tax payer contributions for a new Chargers stadium.

SDSUPD Presentation: Community Relations Officer Mark Peterson reported that beginning of the semester traffic should return to normal by the end of the week and that community residents can get up to date traffic alerts by following SDSUPD on social media platforms.

SDPD Presentation: Officer Adam McElroy reported that the department is working on clearing reported homeless encampments and that the only recent crime was a car burglary (vehicle was left unlocked), so residents are reminded to keep their vehicles locked and valuable items out of sight.

Ricardo Flores Presentation: City Council District 9 candidate Ricardo Flores was present at the meeting to introduce himself to the community members and answer questions about his community goals if elected to the position.

Public Comment: An owner was present to inquire about the status of street and gate projects. Director David Wiles also thanked Wayne, Jose, Austin and Susan for all their hard work on the Board.

Treasurers Report: Treasurer Ken Klayman provided an overview of the June and July 2015 financial statements. As of July 31, 2015, the Association had total assets of \$511,917.82 with a year-to-date operating surplus of \$112,218.32. Ken also advised that he should have the draft 2016 budget available for review at the next meeting and anticipates no real increase in assessments. The Board of Directors will also make sure to request copies of vendor insurance certificates should the information be requested as part of the Worker's Compensation insurance audit.

Property Managers Report: No items to report.

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Rules: Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved the proposed rule changes. The rules have been updated on the HOA website.

Architectural Report: Director Susan Crisafulli provided a status update on applications:

- Lot 10: The ARC approved the owner's application for a 3 car garage.
- Lot 109: The ARC approved the owner's application to move their driveway around a tree.
- Lot 130: The ARC approved the owner's new landscape plan.
- Lot 18: The application is still under review as the architect wants a more comprehensive plan.
- Lot 56: The new owners of Lot 56 requested confirmation on the same 10' setbacks approved for the previous owners. Upon motion duly made, seconded, and unanimously carried, the Board of Directors approved that the new owners of Lot 56 be granted a 10' setback on the East side and 10' setback on the West side for the planned 3 car garage.

Director Susan Crisafulli also reported that \$200 for the replacement of the damaged stop sign cap on Fremontia will be paid for by the damaging owner's insurance company. Director John Lusti presented the Board of Directors with a letter overviewing the contractor requirements and requested that it be added to the next newsletter, Association website, and ARC Application as a reminder to the owners.

Gate Operations: Director Austin Hong reported that the new equipment has been installed and there was an issue with clicker range being reduced but that that was resolved once the new computer & key pad were installed on 8/28. He also reported gate programming is going well, though he has to manually move the remote codes over to the new system which is taking some additional time to setup. The new telephone directory should be installed by next week and he sent out an FAQ to the residents to help them understand how to operate the new gate systems. Director Austin Hong also reported an issue with a guest possibly breaking the gate arm; he will check the security camera footage to further evaluate responsibility and report back to the Board.

Landscaping/ Park: President Jose Reynoso had no updates. Director Susan Crisafulli noted that the pitch & putt project was about 80% funded through owner donations.

CACC: President Jose Reynoso reported that there will be a meeting on 9/11/15 with the 5 property management companies representing the largest number of rentals in the College Area in an effort to curb ongoing code violation issues by explaining local regulations and providing the manager with resources to include with their lease packages. Jose also noted that the ice cream social will be held Sunday September 20, 2015 from 2:00PM – 4:00PM at the new SDSU student union and all community residents are invited to attend.

Streets: Vice President Wayne Breise reported that the City needs to sign off on the \$10,000 change order for the street overlay and that the project should be completed in ~6 months. President Jose Reynoso will also ask city council representative Chris Pearson to have the

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City Street Division check the roads/ traffic lights after all the work is done and inquire about moving the location of the Weir storage materials from Palo Verde.

Safety/ Security: Director Stacey James requested that a 25 MPH sign be installed on Yerba Santa before the downhill portion of Fremontia; Director Wes Hinkle will consider the request and look into installation. The Board of Directors also reviewed the responses from the community regarding a 24 hour gate attendant but there was not enough support with only 2 negative and 4 positive responses from the entire membership. The Board of Directors also discussed bonuses for the 3 current gate attendants; upon motion duly made, seconded, and unanimously carried, the Board of Directors approved to give each gate attendant a 2014 Holiday Bonus of \$150 and will revisit the 2015 Holiday Bonus at the November meeting.

Communication/ Technology: Treasurer Ken Klayman asked that the website be updated to more clearly distinguish Directors from Committee Members. Director Austin Hong will also be working with APS to have the gate remote funds transferred from the Association's PayPal account to the Association's checking account.

Adjournment: Upon motion duly made, seconded and unanimously carried, the open Board of Directors Meeting was adjourned at 9:29 PM.

Next Meeting: The next Board of Directors Meeting will be Tuesday October 6, 2015 at 7:00PM at the office of Associated Professional Services.

Respectfully Submitted by: Candace Shannon – Associated Professional Services Approved by: ______ (Secretary)