

# ALVARADO COMMUNITY ASSOCIATION

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## BOARD MEETING MINUTES

APRIL 11, 2017

**Call to Order:** The Meeting of the Board of Directors of the Alvarado Community Association was called to order by President Jose Reynoso at 7:00pm on Tuesday, April 11, 2017. The meeting took place in the Conference Room at the offices of Associated Professional Services located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California.

**Quorum Establishment/Roll Call:** Quorum was established with eight (8) out of eleven (11) Directors in attendance.

Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members, David Wiles, Susan Crisafulli, Stacey James, and Steve Neu.

Directors absent were: Board Members Austin Hong, Wes Hinkle, and Paul Feuer.

Also in attendance were; Eric Young with the Mayor's office, and Therese McLaughlin with Associated Professional Services.

### **Presentations:**

City Council District 9: Roberto Torres was not available.

SDSUPD: Corporal Mark Peterson was not available.

SDPD: Officer John Steffen was not available.

State Senator Toni Atkins: Ryan Trabuco was not available.

Mayor's Office: Eric distributed the First 100 Days in Office report from The City of San Diego, Office of Councilmember Georgette Gómez. He also announced that their office will hold a community (Town-Hall) meeting at 6:00 PM on Thursday, May 18, 2017 at Hoover High School for the purpose of soliciting input from the community regarding the City's budget and he invited all interested Board Members to attend.

**Public Comment/Open Forum:** No owners were in attendance.

**Minutes Approval:** The Board reviewed the Minutes from the February 7, 2017 Board Meeting. On a motion dully made and carried, the February 7, 2017 Board Meeting Minutes were unanimously approved as presented.

### **Ongoing Business/Committee Reports:**

**Treasurers Report:** Ken inquired with committees as to how much cash will be needed in the next few months. Committee consensus confirmed approximately \$10k - \$20k will be needed for Fire Mitigation and Streets will use approximately \$2k.

FYE Surplus -- Ken reported that the final fiscal-year-end surplus was \$1952 after the \$41,000 allocation to reserves was made. Ken motioned to roll the \$1952 surplus into the reserve account. Motion was seconded and Board unanimously approved rolling excess into reserves.

Investments Maturing - Ken announced that one of the One West Bank CD's will mature in April 2017. Additionally, the CD with Wells Fargo Advisors is over the insurable limit and recommended keeping it to \$200,000. Ken motioned for authorization to transfer approximately \$100,000 from the Wells Fargo CD to add that amount to the one maturing at One West Bank, and to roll this CD for one year at .9% with One West Bank. Motion was seconded by Jose and carried. All Board Members voted in favor and authorized Ken to transfer and roll over the CD's at the better rate and to keep the limits at \$200k. APS to forward Alliance Association Bank's rate sheet.

Level II: Update with On-Site Inspection Reserve Study Proposal - Ken requested the proposal from Sonnenberg & Company, CPAs for the Level II Update with On-Site Inspection Reserve Study proposal in the amount of \$1075 be approved since this is the same price as three years ago and approval of this assures the intervening 2nd and 3rd year between inspections at approximately \$475 each year. Wayne motioned to approve the proposal, John seconded and the Board voted all in favor. (Note-add Storm Drains to Components in the 2017 Reserve Study.)

Draft 2016 Audit - Ken motioned to approve the draft 2016 Audit prepared by Stephen DeMaine, CPA. Motion was seconded, carried and the Board unanimously approved the 2016 audit.

Tax Return -- Ken made a motion to sign the engagement letter from Steven DeMaine for preparation of the 2017 Federal & State Tax Return & Audit with the fee amount of \$1175 which is the same as last year. John seconded and Board voted all in favor.

**Property Managers Report:** Therese stated the signed audit authorization forms will be submitted to DeMaine's office and upon receipt of the final audit will forward an electronic copy to the Board. Additionally, the final 2016 Audit will be mailed to all Members before April 30, 2017, thus meeting the civil code requirement of no more than 120 after the end of the fiscal year.

**Architectural Report:**

**Approved and Currently in Destruction/Construction Mode**

Lot 5--still progressing with major remodel

Lot 9--remodel near completion -- in addition, they incurred the cost of running electricity down the hill for the irrigation timer & lighting the sign. The HOA will continue to water the hillside and keep the vegetation trimmed in exchange for that.

Lot 56--5500 sq. ft. house in progress

**Pending**

Lot 63 -- landscape plans

Lot 4 -- removing weeds

Lot 73 -- solar installation -- 80 panels on hillside -- need confirmation it's not in setback

Lot 135 – landscaping not being done in timely manner – neighbors complained of mosquitoes due to water in empty pool – fined in 2015 for same issue. New fine to be double with letter of no forgiveness.

#### **Completions**

Lot 1 – garage doors stripped

Lots 47 & 40 – dead trees removed

Lot 48– landscaping

Lot 50 & 51 – allowed HOA to cut the bush growing in front of the telephone pole because of hazard at the blind corner. We feel this brings “value” as we provided a courtesy.

#### **Approvals**

Lot 1 – front door stripped and stained – stairs leading to front faced with wood to match

Lot 76 & Lot 75 are in contact on trimming and cleaning up trees on property line to eliminate branches falling into their yard. Lot 75 owner has registered autos/trucks being driven and confirmed landscape project be completed by April 15, 2017.

Lot 116 – approved painting front of house same white color with charcoal accents on brick and wooden side yard gates.

#### **Variance Requests**

Lot 21 – wants to add shed in side yard setback next to 6 ft. wall. All 3 neighbors agree that in no way affects their privacy view or lighting and will be hardly noticeable when current vegetation grows. The current view is roof top solar.

Lot 116 – wants to add shed to south side in setback. There is no garage and street frontage is minimum in cul-de-sac. Confirmed OK with adjoining neighbor. With tree screening should be “hardly noticeable” from street.

Lot 73 – shed built in variance of Lot 95

**Setback Variances:** Susan reported that while many the of violations of side yard setbacks have not been addressed as long as there are no complaints and the Architectural Committee had issued variances in the in the past, she recommended instituting a policy to treat each lot individually with the Architectural Committee doing a site inspection and requiring the Lot Owner to get neighbor approvals. Wayne motioned to treat setback variances on an individual basis. Motion was seconded by John, carried and was unanimously approved by the Board. Board directed Therese to write a Resolution to adopt this policy change.

Lot 21 Variance – ARCH will review individually.

116 Variance -- On a motion dully made and carried, the Board approved by six (6) votes in favor and with two (2) Board Members abstaining from vote.

Lot 73 Variance – Susan will request plans to verify solar will not be on neighboring property.

**Gate Operations:** Steve reported that twice the gates malfunctioned. The gear box was replaced and one arm was aligned. Reimbursement for repairs was approved by the Board.

Dave stated there is a liability issue with the gates in that if a motorcycle goes through after a car it will be hit and recommended correcting the magnetic sensor to cover the entire white line and possibly



adding a new loop. Board directed the Gate Committee to get quotes and approved up to \$1000 to center sensor in lane.

**Landscaping/Park Committee:** Jose reported he ordered Poly to mount the metal box and install sprinkler and light timers inside at a cost of approximately \$250 each.

**CACC:** Jose reported that the elections are to be held March 18, 2017. He advised that he met and discussed the Updated Community Plan update and it appears to be going well. He believes that this may solve numerous issues regarding the housing around San Diego State. It was further advised that the signal synchronization of the traffic lights was discussed and that it would be beneficial for the City and the HOA. There was also a discussion regarding the mural on the wall on Montezuma Road. There was a request to paint a "Do Not Block Intersection" sign on the street.

**Streets:** Wayne reported that a 1' square metal grate at a storm drain is disintegrated. Board approved Wayne to get a quote to replace grate.

**Storm Drain Maintenance** – Wayne announced that with the Association now being responsible for storm drain maintenance he had a company review the status or all and the consultant recommended a twice a year (every 6 months) maintenance schedule to vacuum and clean. Wayne presented a service agreement quote from SWIMMS in the amount of \$2600, and made a motion to exercise the first phase of the two-phase maintenance. Motion seconded by John and Board unanimously approved the service agreement. Wayne will also check for other vendors that provide this service.

**Safety/Security:**

**Fire Mitigation** – Dave stated that all heard Moshe Kufcha with All Habitat Protection speak at the annual meeting and recommended proceeding with this plan after permission from the other lot owners is granted, and starting with thinning near the freeway areas. The cost with Poly's crew will be half off at approximate \$10k - \$20k per acre. Fire Committee Chair is Paul. He will be active in fire safety and consider the Association forming a Fire Safe Council (501C3.) Board consensus was input/opinion from the Fire Marshall was preferred before approving.

**Communication/Technology:** No new issues.

**Social:** The Progressive Home Tour is on April 23, 2017.

**New Business:**

Update on Litigation: Wayne reported that the association now holds judgement but it is not yet recorded and are proceeding for recovery of most costs. Jerry Moe, Esq. will attend the hearing on May 19, 2017.

**Calendar:** The next Board Meeting will be held in the APS Conference Room on May 9, 2017. No meeting in June. The following Board Meeting will be held in the community park on July 11, 2017 at 5:00 PM with a "social happy hour" and snacks provided after the meeting.

**Adjournment:** There being no further business to address, the President closed the Board Meeting at 9:10 PM.

Minutes respectfully Submitted by Therese McLaughlin, Associated Professional Services.

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Approved during the Board Meeting held on \_\_\_\_\_.

Signed by:  \_\_\_\_\_ (Secretary, John Lusti)