

# ALVARADO COMMUNITY ASSOCIATION

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## BOARD MEETING MINUTES

JULY 11, 2017

**Call to Order:** The Meeting of the Board of Directors, held in the common area park of the Association, in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00pm on Tuesday, July 11, 2017.

**Quorum Establishment/Roll Call:** Quorum was established with ten (10) 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, Steve Neu, Susan Crisafulli, Stacey James, Wes Hinkle Paul Feuer, and Austin Hong.

Directors absent were: Board Member David Wiles.

Also in attendance were: Roberto Torres with Georgette Gomez's office, District 9 City Council; Ryan Trabuco with the State Senator, Toni Atkins' office; Victoria Floyd with County Supervisor Diane Jacob's office; and Therese McLaughlin with Associated Professional Services (APS.)

**Minutes Approval:** Wayne motioned to accept the Minutes from the May 9, 2017 Board Meeting. Motion seconded by Paul and carried. Board unanimously approved the Minutes as presented.

**Public Comment/Open Forum:** A Homeowner inquired about security near the canyon area at the end of Yerba Anita which is where there are numerous homeless encampments and other matters resulting from increased traffic such as graffiti. He stated that they cannot put up a 6' fence until after the city removes the drainpipe at the end of October. Jose reported he spoke with Robert Torres about the city requirements and is working on this request which will take about a month. He also suggested the homeowner install motion detector flood lights to help until the sewer drainpipe is vacated.

### **Presentations:**

County Supervisor-District 2 Chair, Diane Jacob: Victoria reported that Supervisor Jacob is opposed to the Casino near Jamul and actively protesting Caltrans' failure to complete the improvements on Route 94 prior to its opening. At the six-month mark of it being open, accidents have more than doubled the total accidents for all last year on that stretch of road. Victoria announced the County has launched a new app, Tell-Us-Now App, due to the poor county road rating at 60. Jacob is getting 'seed' money and will put toward more road fixes in the next year. She is also working to get the proposed SDG&E natural gas line re-routed.

City Council Member Georgette Gomez-District 9: Roberto distributed the "District 9 Digest" newsletter, and announced that July marks the start of the fiscal new year, noting that \$10 million was allocated for the City's homelessness efforts. Gomez will be releasing a housing action plan which will address the housing affordability crisis and homelessness.

SDSUPD: Corporal Mark Peterson was not available.

SDPD: Officer John Steffen was not available.

State Senator Toni Atkins: Ryan stated they received a couple complaints about the I8 transit intersection of Montezuma Road and it is on the list; however, the District only has one crew of 11 that spruce up intersections. The sock drive for homeless veterans will take donations of new socks until Friday.

Mayor's Office: Eric Young was not available.

**Ongoing Business/Committee Reports:**

Treasurers Report: Ken reported the association cash position is the same and on budget. He reminded Members to submit receipts with reimbursement requests. Ken further reported he completed the questionnaire from Sonnenberg & Company for the Reserve Study and he, Jose and Wayne will attend the site inspection. Also, Wayne working on documents/costs for adding the storm drains as a new component in the reserves.

Property Managers Report: Therese presented the Fiscal Year End Preparations form authorizing APS to prepare the Annual Disclosures Report. Form completed by Ken.

Architectural Report: Susan presented the July Architectural Committee Report

Houses approved & currently in destruction/construction mode

Lot 5—still progressing with major remodel – expected move in by September & no later than December.

Lot 9—remodel near completion

Lot 56—5500 sq. ft. house still progressing with major remodel

Pending

Lot 73 – solar installation – 80 panels on hillside – need confirmation it's not in 20' setback with regard to the survey done by Lot 203

Lot 122 – RV parking in driveway – bright red – needs to be covered & screened to be "hardly noticeable."

Lot 34 – total remodel yard & exterior

Approvals

Lot 63 – landscape remodel plans

Lot 126 – landscape remodel plans

Lot 34 – new roof

Completions

Lot 127 – front side gate replaced & garage & front doors painted

Lot 75 – landscaping

Compliance: Lot 76 – chronic speeding reported to Board – spoke with owner & tenants

**Gate Operations:** Steve reported the gates are working now. A new vendor was hired to provide ongoing/proactive maintenance of the chains, gears and such. They also cleaned up all the wiring mess from prior maintenance workers and all very efficient. He will now focus on establishing Protocol for Gate Issues which will be posted on the association website.

**Landscaping/Park Committee:** Jose noted that the light on the sign further up Yerba Santa was not on at dark and he will get Pauly to check/fix.

**CACC:** Jose reported he set up a meeting with the Planning Department, Roberto and Mayors office to push through the Special Plan and initiatives as soon as possible.

**Streets:** The sink hole patch on Armin is not holding and has dropped about six-inches lower. The Yerba Santa sink hole was noted to be wet underneath possibly from a leak at one of the two houses. The streets committee will consider whether the City will pressure test as they had in the past.

**Safety/Security:** Susan stated a complaint of chronic speeding was reported concerning Lot 76. The Board chose to approach the Owners as a first attempt and the Owners were responsive stating they would stop the speeding.

**Homeless Encampment Issue:** Jose stated he felt this is a community issue, motioning the Board work with the property Owners near the encampments to make sure they each have a "Letter of Agency" and to thin out vegetation in the canyons of those areas using Moshe's method with quarterly cleanouts. Motion seconded, carried, and the Board unanimously approved quarterly clean-ups until the problem is controlled. Jose will put together cost estimates for approval at the next meeting since clearing cannot start until after August 22. Per the drone pictures taken it is estimated there are 20 to 40 encampments, and overlays of the exact areas will be roughly plotted on a parcel map. Prior to any work commencing in the canyons, the Board is to give at least five-days' notice so the Quality of Life Team can attend to assist with potential belligerent or dangerous encounters.

**Communication/Technology:** Austin reported he has structured the archiving system and will set up a secure/individual log in for Owners.

**Social:** Susan announced the next social event is the first Family Movie Night Under the Stars that will take place on August 19<sup>th</sup> and requested movie suggestions to be emailed to Laurie. The second movie night will be combined with Halloween.

**New Business:**

**Update on Litigation:** Wayne reported that Judgements are fully settled and the association is earning 10% for all unpaid costs.

**Parking in Driveways:** Susan stated that while there is no rule prohibiting parking of vehicles in driveways, too many Owners are not using their garages for parking of vehicles which may force further restrictions to be adopted.

**Calendar:** The next Board Meeting is Tuesday, September 12, 2017 at 7:00 PM. It will be held in at the office of APS, located at 7007 Mission Gorge Road, Suite 201, San Diego 92120.




**Adjournment:** There being no further business to address, the President called the Board Meeting to a close at 6:05 PM.

Minutes respectfully Submitted by Therese McLaughlin, Associated Professional Services.

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Approved during the Board Meeting held on 7/11/17.

Signed by:  (Secretary, John Lusti)