

# **ALVARADO COMMUNITY ASSOCIATION**

## Annual Meeting Minutes

March 10, 2018

**Call to Order:** The 2018 Annual Membership Meeting of the Alvarado Community Association held in the Faith Presbyterian Church located at 5075 Campanile Drive, in the City of San Diego, State of California, was called to order at 3:00 PM.

**Quorum:** A quorum of at least one-third of the voting power was established with 60 out of 130 Members present person and/or by secret ballot (Proxy).

Members present: 27 homes were represented in person and 33 by proxy.

Guests in attendance were: Rachel Gregg and Mark Peterson from San Diego State, Nick Lawry from the San Diego Police Department, Javier Gomez and Christopher Vallejo from Todd Gloria's Office and Neal Chazin of Associated Professional Services.

**Adoption of the Agenda:** A motion to adopt the Agenda as presented was made, seconded and carried.

**Call for Nominations/Close of Balloting/Vote:** Wayne Breise called for nominations from the floor. With no further candidate nominations, he moved to close the nominations. The motion was seconded, carried and the 2018 nominations were unanimously closed. Wayne Breise made a motion to vote by acclamation for the 6 candidates running for the 6 open positions. The motion was, seconded and passed unanimously.

**Approval of Prior Annual Meeting Minutes:** Members in attendance reviewed the minutes from the 2017 annual meeting. Upon a motion duly made and seconded, Members in attendance unanimously approved the March 18, 2017 Annual Members Meeting Minutes as presented.

### **Introduction of Guests:**

Rachel Gregg – Rachel is the Community Relations Manager for San Diego State. She reported: They have a new president for the College; her name is Adella De La Torre. The new Engineering building opened up this year; she is happy to do give a tour of the campus. They have free events and concerts available to the community. All are welcomed to attend.

Mark Peterson – Mark is part of the campus police – he reported that there will be lots of traffic because of the NCAA Tournament and tours for new students. A substation is being opened next to the Starbucks and owners are welcome to stop by.

Nick Lawry – He is with the San Diego Police Department; he reported on the homeless situation. The police first offer help when first confronting a homeless person. If they turn down the help they are giving a written warning. They will receive a citation if they are confronted a few times and the final step

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is to arrest them. If the homeless are on private property it will be on the homeowner to press charges. A form is available on the association's website.

Javier Gomez - He is a representative from Todd Gloria's office. He reported on some of the issues that Todd is currently working on. He has asked the state for funds for the homeless population; submitted bills to address the housing crisis and working on gun laws, requiring a person to prove they have the ability to use a gun before a permit is issued. They are sponsoring a community outreach seminar to alert seniors to scams. Their office number is - 619 645-3090.

Christopher Vallejo – He is also a representative from Todd Gloria's office, focusing on Housing and Transportation. They have the jurisdiction for land use and public transportation - NCS Trolleys and buses. They are working on how the budget can be expanded to include public services – beautify the neighborhoods and clean up. Code compliance is now dealt with during the day; they would like to expand it for later and weekends. He reminded owners of the Get It Done App – it is a One-stop shop for reporting city issues such as pot holes, abandoned shopping carts, etc. Office Hours are held at the City Recreation Center, the City of San Diego web page has a newsletter posted.

There have been problems with the city's water lines and meter reading. Some people have been charged an inordinate amount of money. Christopher said that the city is aware of it and is committed to making sure that the claims are being addressed and money returned. Smart meters are being installed throughout the city to more accurately measure water usage. However, they will not be operational until August of 2020.

### Committee Reports

**Montezuma Rd and CACC Projects** – Jose Reynoso reported that he was the former president of the CACC, an organization formed to present new ideas for the area. The underlying problem is that there is not enough student housing in the college area. It has been suggested to have mix use development to add bars, restaurants and other businesses to the college area not just housing.

A community plan should be adopted – every single lot would be pre-planned with community input with an environmental impact report submitted. This would allow for a much shorter permitting process if a new project fits into the original pre-plan.

Money is necessary to pull this off. Todd Gloria told him in order to get money for these projects and to be heard – voices need to be loud.

There are three people running for the board two of them are Jose Reynolds and Bob Higgins. Members of the CACC are encouraged to vote for them. The meeting is on Wednesday at 6:30 at the library.

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**Treasurer's Report** – Ken Klayman reported on the financial status of the association. The association had a net operating income in the amount of \$47,409 of which the \$42,230 was allocated to the reserve. The operating surplus was \$5,179. The reserve funds are staggered in various CD's. Ken made a motion that the 2017 net surplus be allocated to the reserve fund for special projects. The motion was seconded and passed unanimously. The updated reserve study shows that the reserves are 123.6% funded. The assessments were reduced in 2018.

**Architectural Committee Report-** Susan Crisafulli reported that there are 5 members on the Committee. Nobody wants to complain but they do and the committee needs to follow up on those. "Don't shoot the messenger." She encouraged neighbors to speak to each other before cutting/trimming any trees. Privacy, view & lighting are the biggest concerns and privacy trumps a view. She said taste is very subjective – the committee tries to come to some agreement; they value uniqueness. The demographics have changed with the huge turnover in owners. And most of them are remodeling and adding value; there are currently three new homes being built.

**Newsletter Committee-** Susan Crisafulli reported that newsletters go out 4 times per year. It usually follows the social events during the year.

**Safety & Security Committee Report-** David Wiles reported there has been a little turnover in the gate personnel and the homeless situation and rattle snakes have been a problem. Homeless camps are being removed and a lot of trash will be hauled away from the canyons.

A suggestion was made to clear the embankments; a special permit is needed to exceed 100 feet of each structure. The Board would like to get a blanket permit for the entire association.

**Community Park & Landscape Committee report** – Jose Reynoso reported that there has been problems with the fountains. One has been fixed and one has had the wrong parts.

**Streets Committee Report/Underground Projects-** Wes Hinkle reported that around 2019 new electrical wires will be put underground. The Board may consider an upgrade to the light fixtures after the wires are put underground. There are some weaknesses to the asphalt since our last resurfacing. There are a few problems with the solar lights which could be a battery issue.

**Gate Operations Committee Report-** It was reported that one day a homeless person came into the neighborhood around 5:30 PM. The gate attendant left the kiosk to find him. The homeless person showed up in front of some of the homes and frightened some of the residents.

**Web Publisher Committee Report – Nothing to report.**

**Social Committee Report** – Susan Crisafulli reported on behalf of the Lori Mullen, Social Committee. Our newest owners Maggie and Miguel Espinosa were welcomed to the neighborhood.

Events during the year include a home tour, a golf championship, family movie night and the harvest festival.

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### **OPEN FORUM**

A poll was taken as to whether the association should have 24-hour security. Almost all people were opposed to having 24-hour security.

Questions were asked as to the protocol for driving into the complex. This will be provided.

There is a sign that often gets hit. The city Get it Done App was recommended to report problems like this.

A suggestion was made to register kids. This has not been adopted.

New Tax Law Changes were mentioned that may affect homeowners or their heirs in the transfer of their homes.

### **ELECTION RESULTS**

The following members were elected to the Board of Directors: Wayne Breise, Susan Crisafulli, Paul Feuer, Austin Hong, Stacey James and Steve Neu.

The meeting was adjourned at 5:05 PM.

