

# Alvarado Estates Community Association

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## BOARD MEETING MINUTES

JULY 10, 2018

**CALL TO ORDER:** The meeting of the Board of Directors held at 4774 Yerba Santa Drive at The Alvarado Estates Community Park in the city of San Diego, state of California, was called to order by President Jose Reynoso at 5:04 p.m.

**ROLL CALL/QUORUM ESTABLISHMENT:** Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Stacey James, Susan Crisafulli, Steve Neu and Austin Hong. Also, in attendance was Christina Vargas with APS, State Senate Toni Atkins, Assemblyman Todd Gloria, Jonathan Clark, Victoria Floyd, SDSU Representative Rachel Greg, Government Liaison Georgette Gomez were also present.

Quorum was established with ten (10) Directors in attendance.

**APPROVAL OF PRIOR BOARD MEETING MINUTES:** John motioned to approve the May 8, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

**PRESENTATIONS:** State Senate Toni Atkins discussed water education. Assemblyman Todd Gloria discussed the money for housing, roads and education. Jonathan Clark discussed that the Service Academy is accepting nominations from High School students with Computer Science background for the Congressional App Challenge. Victoria Floyd discussed the Alzheimer's Project and the methods of funding for said project budget is \$469.5 million. SDSU Representative Rachel Greg gave us the following dates for SDSU August 27- First Day of School and July 12 – August 10 Orientation. President DeLaTorre is having a 120 day listening tour and that their will be 7000 students living on campus. Government Liaison Georgette Gomez discussed the implementation of undergrounding to begin 2020. She also discussed the Clean SD Campaign and to report any Hot Spots homeless areas.

**PUBLIC COMMENT:** No comment

### **ONGOING BUSINESS/COMMITTEE REPORTS:**

**Treasurer's Report:** Ken informed the homeowners that were present about the CD's that the association currently has. Also, the Board has been able to reduce annual assessments slightly from prior years.

**Association Manager's Report:** No updates from APS.

### **Architectural Report:**

#### **Houses approved & currently in destruction/construction mode**

Lot 5 – still progressing with major remodel – letter sent regarding violation after June 30, 2018 if not completed

#### **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 25 – plans for new construction – waiting for architects approval – also prior owner recorded address as 5595 instead of 5605. Wants us to change it. Board stated they can't do that.

**Approvals**

Lot 15 – Replace garage door & front door

Lot 16 – replace concrete driveway with pavers

Lot 31 – solar

Lot 118 – replace garage door

Lot 122 – remove & replace front concrete to eliminate water flooding home – paint front door – front yard landscaping

**Completions**

Lot 26 – replace concrete driveway with pavers

Lot 126 – replace fence in backyard

Lot 57 – remove dead pine tree

Lot 56 – on the market \$3,495,000

Lot 78 – solar

Lot 32 – owner agreed to clear dead brush & trim back vegetation

Lot M-37 – remove 2 trees regarding fire hazard & foundation

Lot 49 – has been granted an address change from 4666 Yerba Santa to 4664

**Requests**

Lot 127 – variance for a shed in setback – neighbor in agreement as it is between their garages. A motion was made to grant a variance for the shed and was unanimously passed.

Lot 26 – with regard to Lots 25, 27 & 28 and any walls in plans to build – owner to be kept in loop regarding any building with regard to privacy, view & lighting.

The Architectural Committee is recommending that we issue monthly penalties as of June 1 for \$250 per month through December 31, 2018 and then escalate to daily penalties of \$100 a day beginning Jan. 1, 2019 if the project is not fully completed to the Architectural Committee's satisfaction.

A motion was made for the recommendation above and motion was passed with Steve Neu and David Wiles opposing motion.

**Gate Operations:**

Steve introduced Gus Kontopuls and Steve Sherman who gave a presentation on Elite Security Services. They will be submitting a proposal.

**Common Area Maintenance:**

Jose discussed having a \$50 refundable deposit when using the park. Paul Feuer will be the one to collect the deposit and inspect after. John motioned to approve, it was seconded and unanimously approved.

**CACC:** Jose discussed that the 1<sup>st</sup> Wednesday of every month Rolando Library encourages to have members come and bring ideas.

**Streets**

**Safety:**

**Homeless Encampment Cleanup/Status:** Wayne mentioned that there has not been any homeless since the patrolling of the canyons and the removal of about 100 cubic yards of debris from the encampment sites.

**Communication/Technology:** Nothing reported at this time.

**Social:**

**2018 Social Calendar**

- \*Family Movie Night Under the Stars – Sat, August 18<sup>th</sup>
- \*Annual Picnic – Sun, October 7

**NEW BUSINESS:** Discussion of having a fence along Fairmont. Jose discussed thinning out vegetation.

**CALENDAR:** Next meeting- Tuesday September 11, 2018 at office APS, Conference Room 1

**ADJOURNMENT:** With no further items to address, Jose called the Board Meeting to a close at 6:32pm.

Minutes respectfully submitted by Christina Vargas with APS.

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Minutes approved during the Board Meeting held on September 11, 2018.

Signed: \_\_\_\_\_ Board Secretary, John Lusti