

Alvarado Estates Community Association

BOARD MEETING MINUTES

SEPTEMBER 11, 2018

CALL TO ORDER: The meeting of the Board of Directors held in the Conference Room at the office of Associated Professional Services (APS) located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise and Board Members; Wes Hinkle, David Wiles, Stacey James, Susan Crisafulli, Paul Feuer, Steve Neu and Austin Hong. Also, in attendance was Christina Vargas with APS. Quorum was established with nine (9) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: Jose motioned to approve the July 10, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

PRESENTATIONS: Mark with California State University Police Department informed the Board that they in their third week of school and that their new Sub-Station is fully open.

PUBLIC COMMENT: Jose Reynoso began the meeting stating that John Lusti will be sorely missed. He was one of the ones who had no problem rolling up his sleeves and getting things done. Homeowners Judge Pat Benke and Jim Call were in attendance. Judge Benke had questions regarding the notice that was sent regarding the second kitchen in the SDSU President's home. Jim Call was present to discuss the repairs that are currently being done at his property.

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report: Being that Ken Klayman was not in attendance the Financial Report was tabled.

Association Manager's Report: Christina reported about some of the owners who were delinquent. Susan informed that at least some of these were mistakes from APS due to where the statements were being mailed. Christina will discuss with the accounting department. Susan will reach out to owners by phone regarding delinquent payments.

Architectural Report:

Houses approved & currently in destruction/construction mode

Lot 5 – major remodel into 4th year – letter sent regarding violation – monthly penalties as of June 1 for \$250 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.

Pending

Lot 25 – new construction approved – Variance Request for NW corner – owner agrees that all walls no higher than 42" – prior owner recorded address as 5595 instead of 5605. Wants us to change it. Board stated they can't do that.

Lot 63 – backyard cabana/garage freestanding addition

Approvals

Lot 1 – Free standing art studio - \$500 check received

Lot 11 – Solar

Lot 15 – Solar – Replace garage door & front door

Lot 25 – permission for excess rain water drainage pipes

Lot 42 – addition of plantings in front yard & trees along back fence

Lot 53 – add 25' short retaining wall on west side to prevent further slippage of landscape

Lot 63 – front yard turf, lighting & stucco to cover brick siding to match house

Lot 107 – Major Remodel not started - \$1000 check received

Lot 122 – front door paint – decorative tiles on planter wall with & tree/bush

Completions

Lot 126 – remove & replace dying liquid amber tree

Lot 16 – replace asphalt driveway with pavers

Lot 31 – solar

Lot 34 – solar

Lot 118 – replace garage door

Lot 122 – remove & replace front concrete to eliminate water flooding home

Requests

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.

Gate Operations:

Steve mentioned that the last two months were good. There was discussion regarding the Elite Security proposal. Given the upcoming change to the minimum wage for 2019, Steve will get a proposal from U.S. Security for 2019 and Elite Security for 2019 then compare the prices, then they will revisit this issue.

Common Area Maintenance:

Paul Feuer submitted his Inspection Checklist for the Tot Lot, for his inspection performed on [DATE]. Discussion on the parts for the dog fountain. Wayne to work on getting those parts to Polly to complete the repairs.

There was mention that the light on the neighborhood sign on Yerba Santa is not working. Park will be getting more mulch and the trees will be trimmed up.

CACC:

Streets: No changes on the sinkholes. They still have not heard anything regarding the underground project. Jose to follow up with the committee.

Safety:

Homeless Encampment Cleanup/Status: The regular patrols and clean up has been working. However, there are now 2 camps that are active. Polly to remove those camps next week. From Montezuma to the end of Fairmont is relatively clean. There was a discussion on possibly having a fence put up. Austin asked if there could possibly be more patrolling during peak fire season times.

Communication/Technology: Austin discussed the new software from APS and questioned if there will be a charge by the association for testing it out.

Social:

2018 Social Calendar

*Annual Picnic/Harvest Festival – Sun, October 7 (3pm-6pm)

NEW BUSINESS: Appointment of new Board Member- David Wiles to lead nominating search to fill vacant Board seat. Stacey James was nominated for the secretary position. Wayne motioned, motion seconded and unanimously approved.

CALENDAR: The next regular Board Meeting will take place in the offices of APS at 7:00 p.m. on Tuesday, October 9, 2018.

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 9:02pm.

Minutes respectfully submitted by C. Vargas with APS.