

# ALVARADO COMMUNITY ASSOCIATION, INC

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BOARD MEETING  
OCTOBER 9, 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 7:00pm.

## **Roll Call:**

Directors present were: President- Jose Reynoso, Vice President- Wayne Breise, Secretary- Stacey James, Treasurer- Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Susan Crisafulli, Paul Feuer, Steve Neu and Austin Hong. Also, in attendance was Shay Wickline with APS. Quorum was established with ten Directors in attendance.

## **Approval of Minutes:**

Stacey James motioned to approve the September 11, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

## **Presentations:**

- Roberto from the office of Council Member Gomez:
  - Reported that Alvarado Estates is not listed in the 5-year construction plan for undergrounding powerlines. He understands the undergrounding for Alvarado Estates has now been pushed back to 2020. The Board questioned why Alvarado Estates was removed from the list and Roberto agreed to follow up and get back to the Board.
  - Roberto agreed to set up a meeting with the Board Panel (Jose, Wayne, and Wes) and the relevant city officials to discuss the undergrounding timeline.
- Mark from SDSU Police:
  - Reported a recent break-in in the College area. If there is a photo of suspect, he will forward it to the Board.
  - The Board raised a concern regarding trash along Montezuma Road. Mark confirmed SDSU has a once a month program for clean-up in the area and discussed possibly having the students in this program address Montezuma Road.
  - Mark reported the SDSU Police are working with construction to add lights for crosswalks.
- SDSU Liaison: RD Williams
  - A lengthy discussion was held regarding use of the SDSU President's house for events and the impact on the neighborhood, including on parking and as a result of on-site catering.
  - Homeowner Pat Benke was in attendance and discussed the City of San Diego permitting process for the second kitchen, including that she was

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not opposed to the kitchen but was perplexed over why the permit was being sought after the kitchen had already been installed. Also she questioned why they would issue a Use Permit

- A discussion was held regarding options for minimizing the impact of parked cars around the neighborhood park during the larger SDSU events, including possibly posting “No Parking Signs” along the park during events over a certain size.

**Public Comment:** No public comments.

**Ongoing Business/ Committee Reports:**

**Presentation of Candidates to fill Board vacancy-** Miguel Espinosa (Motion was made, seconded and unanimously approved).

**Treasurers Report:**

- The in-house financial statement was presented. It reflects in excess of \$73,000 in the Association’s operating checking account and in excess of \$508,000 in money market and CD’s with OneWest Bank and the Association’s brokerage account with Wells Fargo Advisors.
- A preliminary draft of the 2019 budget was presented. Ken emphasized that the numbers are based on budget requests submitted by the various chairpersons and the 2019 estimates prepared by APS.
  - The major increases in the budget are reflected in the areas of Street Maintenance, Social Committee, Gate Attendants, and Safety Committee.
  - Based on the preliminary draft budget, assessments for 118 lots would increase by approximately 8.48% over those for 2018, while the assessments for 11 lots will increase by 10.05%.
- A copy of the Reserve Study by Sonnenberg & Company was provided to all directors. Ken pointed out a discrepancy in the Study pertaining to the treatment of interest on the reserve funds being added into the reserve calculation instead of it being added to the Association’s operating account. This discrepancy should not materially change the \$38,007 line item amount in the budget for the capital reserve account, but Ken is going to point out the discrepancy to Sonnenberg and have a revised draft prepared.
- After discussion of both the preliminary draft of the 2019 budget and the 2018 Reserve Study, motions were made, duly seconded and resolutions passed approving both the 2019 budget and the 2018 Reserve Study, subject to whatever change may result from revising the Reserve Study to take into account the correct treatment of the interest earned on the capital reserve funds.

**Property Managers Report:** No updates from APS

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**Architectural Report:**

- **Houses approved & currently in destruction/construction mode**  
Lot 5 – major remodel into 4<sup>th</sup> 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. Fencing removed first week of October.
- **Pending:**  
Lot 25 – new home construction approved  
Lot 63 – backyard cabana/garage freestanding addition
- **Approvals:**  
Lot 1 – Free standing art studio  
Lot 11 – Solar  
Lot 15 – Solar – Replace garage door & front door  
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 57 – Solar  
Lot 63 – front yard turf, lighting & stucco to cover brick siding to match house  
Lot 107 – Major Remodel not starting until Feb 2019  
Lot 122 – front door paint – decorative tiles on planter wall with & tree/bush
- **Completions:**  
Lot 22 – dead tree in canyon removed
- **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:**

- Evaluation of changing gate attendant services to Elite was tabled to next meeting. The biggest issue is the cost would be approximately 20% more than the current provider.

**Common Area Maintenance:**

- Discussed proposed Yerba Santa asphalt path repair (\$ 20,000)/ Jose will seek another quote. Likely qualifies as a capital improvement.
- Jose will investigate the cost of tree replacements along Yerba Santa, to include drought tolerant plants (possibly Tipuana Tipu trees)
- Maintenance to the Gazebo (\$2000) and the Arbor (\$1000) in the park has been scheduled
- Installing a light in shed (\$500)/ Tabled to next year (2019)

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- A note was made that the dog park 1<sup>st</sup> gate latch needs WD-40 to close properly

**CACC:** The CACC board voted almost unanimously, with only one “no” vote to pursue developing a community-generated Community Plan Update for the College Area, with the city’s collaboration. Some fundraising would be necessary but the bulk of the cost would be covered by local experts that have volunteered their time and expertise on a pro-bono basis. All communities will be asked for input, feedback and participation.

**Streets:** Given the delay in undergrounding, we will undertake getting the four holes in the streets filled

**Safety/ Security:** Wayne provided an update on the homeless cleanups and impact of regular security patrols. Unfortunately, new camps were discovered. Wayne suggested a project to hire individuals to clean-up the camps as they are located. Motion was made, seconded and unanimously approved. The Board also discussed the potential longer term options of having the fencing along Fairmount extended to cover the unfenced areas, recognizing that continued maintenance to repair holes in the fence would be required.

**Communication/ Technology:** Nothing to report.

**Social:**

- Annual Picnic – Harvest Festival – was a big success
- Annual Meeting is scheduled for Saturday, March 9, 2019 at 3:00 pm

**APS Notes:**

- Pre-Lien Letters/ Board requests APS to not send Pre-Lien Letters to owners, but instead to advise the Board and the Board will follow up with the homeowner directly. If a Pre-Lien Letter is needed, the Board will specifically direct APS to send it.

**Calendar:**

The next regular Board Meeting will be held at 7:00pm on Tuesday, November 13, 2018, at the Office of APS (Conference Room 1), 7007 Mission Gorge Rd # 201, San Diego, CA 92120

**Adjournment:**

There being no further business for the Board to address, Jose called the Meeting to a close at 10:00pm.

Minutes respectfully submitted by Associated Professional Services

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*Approved during the \_\_\_\_\_, 2018 Board Meeting*

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*Signed by:* \_\_\_\_\_