

# ALVARADO COMMUNITY ASSOCIATION, INC

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## BOARD MEETING JANUARY 8, 2019

### **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; David Wiles, Susan Crisafulli, Steve Neu, Miguel Espinosa, Paul Feuer, Wes Hinkle and Austin Hong. Also, in attendance was Christina Vargas with APS and Roberto with the office of Council Member Gomez. Homeowners present were Michael Ang and Blair Davey. Quorum was established with eleven Directors in attendance.

### **Approval of Minutes:**

Stacey James motioned to approve the November 13, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

### **Presentations:**

Roberto Torres from the office of Council Member Gomez:

- They will be hosting a State of District Celebration. All are invited. The date of the celebration is January 23, 2019 at 6:00 PM.
- There is a City Hall City Staff meeting regarding the utility underground January 16, 2019 at 8:00 AM. Jose Reynoso, Wes Hinkle and Wayne Breise to attend.

### **Ongoing Business/ Committee Reports:**

#### **Treasurers Report:**

- Ken discussed that typically surplus is anywhere from \$5,000 - \$10,000. However, the surplus is approximately \$28,000. A significant portion (@ \$21,000) is a receivable on litigation fees, which means this amount is not yet cash in hand.
- Ken is working with the accountants on the audit and hopes to have a draft available prior to the March annual meeting.

#### **Property Managers Report:**

- Regarding the incorrect Assessment notices that were sent out, Christina informed the Board of the assessment increase form that is filled out for this process to be completed. Since this was not done, APS dropped the ball on this.
- The notices that are being sent out currently state that they are due January 1, which is not in line with the Rules. Accounts Receivable will change the annual invoices in the future to state that they are due on February 13<sup>th</sup> and will be delinquent after February 28<sup>th</sup>.
- Christina made a list of the Lots that received a late charge. Christina confirmed that at least 3 were incorrectly charged. Ken Klayman motioned that those charges be reversed. Motion made, seconded and unanimously approved. Christina agreed to look into the other Lots on the list to determine if they were erroneously charged as well.
- Regarding the budget and Annual Disclosure report not being sent out in time, this was not checked by APS to make sure it was completed. (The budget and Annual Disclosure are required

BOARD MEETING

to be sent to homeowners in November, but were sent in January.) Christina reassured the Board that she would make sure that their association would be taken care of.

**Architectural Report:**

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

Lot 5 – monthly penalties June 1 - Dec 31, 2018 = \$1750. Penalties of \$100 a day Jan. 1, 2019. Mulch in front, planting in progress, wall up

**Pending**

Lot 25 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

**Approvals**

Lot 1 – Free standing art studio & 2 front trees removed

Lot 15 – Solar – Replace garage door & front door

Lot 18 – Solar & box/shed for storing your construction materials in setback for 1 year – neighbors approved

Lot 22 – front landscape addition of 1 camphor tree in the center, 2 jacaranda trees on each end, & 2 pride of Madeira plants on each side of the driveway.

Lot 26 – Solar

Lot 34 – replace current shed with music and photography studio w/kitchenette & bath

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

Lot 53 – 25’ short retaining wall on west to prevent further slippage - repaint house stucco & stain fencing

Lot 57 – Solar

Lot 63 – replacement of front door & new front door – lighting in pillars

Lot 107 – Major Remodel not starting until Feb 2019

**Completions**

Lot 1 – 2 front trees removed 1 dead 1 causing foundation issues

Lot 2 – tree root removal due to walkway cracking

Lot 11 – Solar

Lot 53 – repaint house stucco

**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 Report:**

- Steve discussed that there are still some problems with the gate. He does not have any proposals currently.
- It was reported that the key pad is still not working correctly. It still does not dial homeowners. Austin reported that, because the key pad was not working, he was forced to issue temporary gate codes that were used during the holidays. Steve to contact AT&T to check if the phone line is working. If AT&T confirms that the phone line is working property, Steve will contact our gate security company to troubleshoot.
- The phone number for the Gate Attendant booth was mentioned and, as a reminder, it is 619-583-0880.

**BOARD MEETING**

- Stacey discussed the gate attendant agreement with Elite. While the cost for staffing the gate attendants will go up, the increase is still below the amount budgeted for 2019, and she believes we will receive better service from Elite since the owner lives in the neighborhood. Stacey made a motion to approve the agreement. Motion made, David and Steve were against. They mentioned that they would like to see money going into other security provisions.

**Common Area Maintenance Report:**

- Jose reported that the arbor in the park is in worse shape than expected. He received some prices for repairs and has the following information. There are 2 options and they are both priced at \$2500
  1. Replace with pressure treated wood
  2. Replace with cinder blocks with stucco.

If you replace with untreated wood, it will be \$550 less. Because Jose had already been authorized to move forward to have this repair done, there was general agreement to use the surplus amount to cover the increased cost and for Jose to decide on the best option in his discretion.

- No one knows who keeps putting rat traps in the park, but they should not be there. There have been concerns over the potential impact to pets that might eat rats that have been infected with poison. Jose will have Poli remove the signs and any traps that are found.
- The dog fountain is now working.
- It was noted that the light on the Alvarado Estates sign at the bottom of Yerba Santa is still not working. Miguel agreed to work on this.

**CACC Report:**

- Jose reported that the CACC Board is now working with a planning director and that there are 3 renowned urban planning experts from the SDSU faculty have agreed to work collaborate on the project. Hopefully the project will be completed within the next two years.

**Streets Report:**

- Wes reported that the lights are working, and the sinkholes have been fixed. Austin mentioned that there is a light at the top of Palo Verde that is not working and Stacey noted there is also a hole on Palo Verde.

**Safety/ Security Report:**

- David spoke about trying to develop a comprehensive plan to shut down access routes for the homeless coming from the canyons and options for getting help from the community.
- Wayne reported there has been little or no activity by homeless persons in our canyons.
- Discussion about the bike path being an unfenced area and to put a 6-foot fence and to have the city put it up. Wayne talked about the Get It Done app and to have everyone submit their request regarding such fence.

**Communication/ Technology Report:**

- Austin asked about the new Appfolio program. Christina informed them that APS was not responsible for the Appfolio emails that went out to the community, encouraging them to sign

**BOARD MEETING**

up to pay their homeowners fees online. All agreed the emails should not have been sent until we have been able to review the program and confirm how we like to use it. Agreement was reached that the emails should be disregarded and that another email should be sent to the community telling them to disregard the first email for now.

**Social Report:**

- Annual Meeting – Sat, March 9<sup>th</sup> 3:00 pm
- Home Tour—April 2019. We are hoping to have our 3rd Annual Progressive Wine Dinner and Home Tour and we need 4 homes to do that.
- 4th Annual Golf Championship—June 2019
- Concert in the Park—July 2019
- Family Movie Night Under the Stars—August 2019
- 33rd Annual Picnic & Halloween Costume Party—October 2019

**Nomination Committee**

- Wayne stated that the 5 board members up for re-election are Jose Reynoso, David Wiles, Wes Hinkle, Ken Klayman and Miguel Espinosa.

**Calendar:**

The next regular Board Meeting will be held at 7:00pm on Tuesday, February 12, 2019, 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 8:30 to adjourn to the Executive Session.

Minutes respectfully submitted by Associated Professional Services

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*Approved during the \_\_\_\_\_, 2019 Board Meeting*

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