

Alvarado Community Association, Inc.

Board Meeting Minutes

August 11, 2020

Call to Order: The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in the Community Park located at 4774 Yerba Santa Drive, in the city of San Diego, state of California, was called to order by the President at 5:07 PM.

Roll Call/Quorum Establishment: Quorum was met with 9 of 11 Directors in attendance.

Board Members present: President--Jose Reynoso, Secretary—Stacey James, Treasurer—Ken Klayman, and Vice President—Wayne Breise. Board Members Wes Hinkle, Susan Crisafulli, Miguel Espinosa, David Wiles, and Austin Hong.

Board Members absent: Paul Feuer and Steven Neu.

Others in attendance: SDSU Officer, Melissa Link, and management representative Therese McLaughlin, with Associated Professional Services (APS.)

Presentation: Officer Link announced move-ins of the students will start next week over a four (4) day period and in adherence to CDC Guidelines. No parking signs, extra stops signs, etc. will be placed in the streets. Additional details are on the SDSU Housing website.

Public Comment: No issues brought before the Board.

Prior Board Meeting Minutes: Stacey moved to approve the minutes from the prior board and executive meetings. Motion seconded by Dave, carried, and the Minutes from the July 14, 2020 Board Meeting were unanimously approved as presented.

Executive Session Disclosure: The Board held hearings concerning a nuisance violation and an architectural violation.

Ongoing Business/Committee Reports:

Treasurer's Report:

Financial Statements - Ken gave an overview from the June 30, 2020 Financial Statements, reporting the Alliance Association checking account balance was \$56,000 and the Wells Fargo Securities account was \$660,000 along with other assets bringing

the total homeowner liabilities and equity to \$790,008, of which reserves were \$773,750. There was a year-to-date surplus in the operating funds in the amount of \$153,707. Roughly \$80,000 is slated for the street asphalt project that will be completed this year, and \$70,000 along with an additional \$5,000 from the cash account was moved into a 6-month CD at Wells Fargo as they are paying slightly more interest than money markets at this time.

Collections - Ken noted there is a \$10.00 credit on the books from an escrow transaction and motioned to have APS refund the inactive owner to remove the liability from the books. Motion seconded by Stacey, carried and the Board Members in attendance unanimously approved the refund. Ken further reported the collections debit balance in the amount of \$8,154.63 is comprised of late fees only that have accrued over the last two to three years, but the original outstanding assessments were paid.

Draft 2021 Budget - Ken stated we are ahead of schedule on preparations and thanked the committees who had already turned in their numbers. The draft budget is expected to be submitted for approval during the October board meeting.

Annual Disclosures Report - *On a motion made, seconded and carried, the Board unanimously approved APS to prepare the annual disclosures report.*

Elections Committee Report & Property Manager's Report: Therese reported she is working with Marshall Lewis, the Inspector of Election, in verifying and updating the Voter List per the new legislation which has caused her to be somewhat behind but the annual meeting packets with the election materials will be in the mail by the 13th. Therese recommended changing the election rules to allow for acclamation, meaning whenever there are the same number of candidate nominations as there are open positions, the association would be able to forego the balloting process. Board concurred the bylaws do allow for uncontested elections and Ken will contact the Association's attorney to change the election rules which must be started soon since the rules must be adopted no less than 90 days prior to the next election which is scheduled to take place on the second Saturday in March 2021.

Architectural Review Committee Report - August 2020:

Construction Pending – Not Approved:

Lot 74 – Major remodel of existing structure

Houses approved and currently in destruction/construction mode:

Lot 107 – Major Remodel started April 2019 – Request for one-year extension

Pending:

Lot 25 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

Approvals:

Lot 1 – Free standing art studio & driveway

Lot 2 – Trim trees/bushes on Norris Rd

Lot 5 – completion of front yard landscaping and stucco wall

Lot 29 – remove exterior wood and replace with stucco similar color

Lot 49 – Replace current front retaining wall

Lot 52 – Repair & replace rebuilding of roof parapets and some siding, dirt excavation and waterproofing of the subterranean walls by the front door.

Lot 58 – Solar

Lot 59 – removal of 3 pine trees requested by insurance company, plus removal and lacing of pine trees on south portion with neighbor's approval

Lot 61 – resurface driveway

Lot 70 – new roof

Lot 83 – New roof, solar & paint on guest house to match main house

Lot 105 – front yard landscape remodel

Lot 126 – Front/side yard lighting - 16 wall sconces & 4 pillar lamps

Lot M 30 – conversion of garage at side yard

Completions

Lot 1 – landscaping west side on Norris to mirror front

Lot 22 – additional landscape planting in front

Lot 56 – widening current driveway to accommodate all 3 garages & update landscaping

Lot M-25 – Replace upstairs windows

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.

Lot 60 – needs to follow city rules and sign the Project Requirements form – middle of the night construction disturbing neighbors

Lot 107 – Major Remodel started April 2019 – Request for one-year extension – Permit being held up due to Historical review – Letter from HOA sent to City

Gate Operations Committee Report: Jose reported the approved enhancements to the front entrance are almost completed. The tall traffic delineators were replaced with shorter, yellow ones. The gate arms were changed to 12 foot in length, the red striping will be replaced with the prior yellow tape to match the other side, and Poly will be making four extra sets of arms.

Common Area Maintenance: Jose announced he put up Social Distancing signs in the common areas and tape around the tot lot. Someone took down the tape, but the signs are still up.

Proposed Community Center - Jose stated some of the existing vegetation at perimeter where sidewalk will run has been removed.

CACC: Jose reported the Community Plan is in progress following the game plan the community put together. There will be student housing on Montezuma, housing for young professionals at the end of Montezuma, and family oriented housing west of El Cajon Boulevard.

Streets Committee Report: Wayne motioned the Board to authorize prompt application of the slurry seal and re-striping of all streets except the sections of Palo Verde and Yerba Santa extension to far end of cul-de-sac where two underground trenching jobs need to be dug before slurry work can be completed. Motion seconded by Dave, carried and was unanimously approved by Board Members in attendance. Board recommended using a heavier seal with sand, so coatings hold up better and last longer. Wes and Wayne will drive all streets with the Contractor to make sure all minor repairs such as cracks, pot holes and tree roots are addressed. This will include repairs to pot holes and deterioration on Palo Verde since it is in

poor shape and will not be getting the slurry seal at this time.

Safety/Security Committee Report: Dave stated that Wayne's plan is working excellently. The fence built on Fairmont has kept many homeless persons out as evidenced by the person who clears trash and encampments and from the drone videos.

David emphasized the need to get moving on the vegetation clearing project (by Moshe), especially knocking down brush near freeways, since the window to do this work in the sensitive habitat designated canyon areas is short with the gnatcatcher nesting season starting in October. Jose reported he is pushing to get increased allowance of 200 feet defensible space versus 100 feet allowed by the Development Services Department and responded to Georgette Gomez that the 200 foot fire break along roads/freeways is needed. He hopes to have the permit soon, possibly as soon as next week.

Dave remarked he purchased equipment approved by the US and Canadian Coast Guard consisting of a 1 ½ inch fire hose with a pump that will shoot water one hundred feet. He welcomed owners with pools or water features to contact him if they are interested in purchasing equipment as well since there is often a delay in responders getting to fires and very often water pressure is extremely low since hydrants are tapped.

Communication/Technology Report: Austin reported he added new internet service at the kiosk and will be running both systems until all issues worked out. The voiceover IP system has been running the last four weeks and the new service is more cost effective and faster.

Social Committee Report: *** Dates Subject to Change ***

Annual Meeting—Saturday September 12th – 3:00 pm – HOA hosted food & beverage in park--Concert following from 4:30 to 5:15

Annual Picnic—Saturday October 24th – HOA hosted food & beverage – with Halloween Costume Stroll & Movie Night incorporated.

Club House Committee: Committee was formed for the purpose of developing the park area. Members include Chairperson Wayne Breise, Kelly Cook, Eric Poliak (these three focused on construction) and Susan Crisafulli and Michele Joyce (these two focused on fundraising). Wayne motioned for the Board to approve the concept of a community club house building, including the funding plan, and location, subject to funds being generated from voluntary sources. Miguel seconded the motion, carried

and motion approved with the vote of seven (7) out of eight (8) Directors in favor and one (1) abstention.

Wayne introduced Bill Perry, the architect who drafted the initial concept building plans pro bono. Bill noted the building plan produced is minimal for permitting, yet allows for expandability with the overall developing plan, and it has a bathroom accessible from the exterior that will have a punch key pad.

New Business: No new business.

Calendar: The Organizational Board Meeting will take place directly after the close of the Annual Members Meeting in the community park that is scheduled for 3:00 PM on Saturday, September 12, 2020.

Adjournment: There being no further business, the Board meeting was adjourned to Executive Session at 6:18 PM.

Minutes respectfully submitted by T. McLaughlin.

Secretary Certification:

Minutes approved during the Board Meeting held on _____.

Signed: _____, Stacey James - Board Secretary