

# Alvarado Community Association, Inc.

---

## Board Meeting Minutes

February 8<sup>th</sup>, 2022

**Call to Order:** The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held via tele-video conference in the city of San Diego, state of California, was called to order by the President at 6:01 PM.

**Roll Call/Quorum Establishment:** Quorum was met with 8 of 11 Directors in attendance.

**Board Members present:** President—Jose Reynoso, Vice President—Wayne Breise, Secretary—Stacey James, and Treasurer—Ken Klayman. Board Members: Steven Neu, Austin Hong, David Wiles, and Eric Poliak.

**Owners in attendance:** Greg Lambron, Courtney Carter, Nicodemus Watt, Liz Missakian, Laurence Doemeny, and Bill Stumph

**Government Representatives:** Council Member Sean Elo-Rivera, Jefferey Nguyen, Mark Peterson, Christopher Gris, and Morgan Graves (SD Fire Safe Councils)

**Others in attendance:** Management representative, Katrina Wong with Associated Professional Services (APS).

**Prior Board Meeting Minutes:** Stacey motioned to approve meeting minutes from the January 15th open board meeting. Steve seconded. With no objections and no abstentions, the January 15th open board meeting minutes are approved.

Stacey motioned to approve meeting minutes from the January 15<sup>th</sup> executive session. Steve seconded. With no objections and no abstentions, the January 15th executive session minutes are approved.

**Public Comment:** None

### Presentations:

Mark Peterson (SDSU Police)

- With SDSU students returning, traffic will increase this month
- NCAA March Madness events will be held on March 18 and 20th at Viejas Arena. Expect traffic near Yerba Santa and parking enforcement in area.

Christopher Gris (Assembly Member Chris Ward's office)

- Introduced AB1594 to empower local state government to sue gun manufacturers

for damages

- Introduced AB1675 to streamline process for military spouses to get teaching credentials and waive some document requirements
- More legislation to prohibit sale of guns at Del Mar fair grounds
- Ward has a new role on assembly house committee as assistant majority leader
- Is Alvarado still part of the district with re-districting? Yes, and SDSU too including the new stadium (formerly Qualcomm stadium).
- Contact information: Christopher Gris, District Representative for Assemblymember Chris Ward State of California, 78th Assembly District  
[Christopher.Gris@asm.ca.gov](mailto:Christopher.Gris@asm.ca.gov) (619) 645-3090 <https://a78.asmdc.org>

Councilmember Sean Elo-Rivera

- Elo-Rivera's office ran a survey to receive community input on budget priorities. They received 500 responses which they published in the budget priorities memo. The responses reflected 3 big priorities; clean neighborhoods, safety, and justice.
- Elo-Rivera is now City Council President, but his 1st priority is still District 9.
- The Council is hiring an independent budget analyst. Voters decided to create this role in 2005
- On Saturday, 2/12, the office will hold a State of the District event
- Addressed the recent dumping of tires and trash at Yerba Santa Dr. near Montezuma. Unacceptable with huge environmental implications. At a minimum, Elo-Rivera is committing to issuing a letter to the tire company to put them on notice. The office has received the SDPD report and will explore other enforcement options.
- Addressed the recent tar and asphalt on the streets. They have connected with the contractor, who committed to keep their subcontractor accountable for cleaning up the tar and asphalt globs. Jeff asks the community to keep them apprised/accountable if not handled quickly.

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

#### **Treasurer's Report:**

The November financials still need adjustments. Ken projects a net deficit of approximately 20k by end of December 2021 but will not know for certain until audit is complete. The biggest contributors to the deficit are Legal fees associated with clubhouse and undergrounding projects. For the audit, the only thing outstanding is the

YTD numbers included in the December financial to come in mid-February.

**Property Manager's Report:** APS sent out nominations via mail and email the first week of January. Nominations should be submitted to both Katrina and the Nominations Committee Chair, David. Nomination deadline is March 8, 2022. Marshall Lewis agreed to again serve as Inspector of Elections.

**Architectural Review Committee Report - July 2021 (Jose provided the report in Susan's absence):**

Houses approved and currently in destruction/construction mode:

Lot 25 – new home construction started 12-21-20

Lot 74 – Major remodel of existing structure – one year extension granted

Lot 107 – Major Remodel started April 2019 – Request for one-year extension approved – Permits issued 11-30-20 – Permits re-issued 01-2022

Pending:

Lot 27 – new home construction approved

Lot 28 – new home construction approved

Lot 63 – backyard cabana/garage freestanding addition

Approvals:

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

Lot 40 – replace trees removed without approval – roots caused damage to foundation and plumbing – working with Lot 39 owners to plant new ones

Lot 42 – sports court on side yard

Lot 47 – replace windows & solar

Lot 51 – solar

Lot 55 – preliminary approval of home addition

Lot 58 – solar

Lot 61 – resurface driveway

Lot 65 – outdoor kitchen on side yard patio (assume 5 ft setback was given during original remodel)

Lot 66 – variance request to replace existing fence on south side and adding side yard BBQ/kitchen area – this lot has no back-yard area for any entertaining – Lot 67 owners are in agreement and will share the cost of the fencing

Lot 67 – replace side yard fence – possible variance needed due to topography of Lot 66. The variance would result in a 7 ft. fence height for Lot 67 with a 6 ft. fence height for Lot 66. The fence will feature concrete base, which results in the raised height for Lot 67. Both neighbors have agreed to split the cost of fence. Setback approved by Board vote at the January 15<sup>th</sup> Board meeting.

Lot 70 – new roof

Lot 73 – insurance requested removal of trees next to house

Lot 84 – curb cut to access back yard

Lot T-1 – replace fascia along the roof

Lot T-2 – addition to expand garage

Lot T-8 – remodel/addition

Completions:

Requests:

Lot 25 – one year extension of construction

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 Committee Report:**

The kiosk needs a new cleaning person. If any have recommendations, please bring them to Steve.

Gate computer failed in late December and they are working on addressing the issues.

Discussed establishing parameters to address community requests for security camera footage.

**Common Area Maintenance:** Wayne has been regularly inspecting the tot lot.

**CACC:** New CACC will hold elections for 3 Board members-at-large positions on February 23rd. The Board appointed Karen Austin to the CACC position during the January 15 meeting, but we still don't have representative on planning board. Jose will talk to Karen to see if she will also represent AE on planning Board as well. The group is pushing to add infrastructure south of the 8, Jose wants to make sure the AE community has a voice in that effort.

**Safety/Security Committee Report:** Morgan Graves (Coordinator for SD County Fire Safe Councils or FSCSDC) gave a presentation on the process involved to establish AE's own fire safety council.

**Communication/Technology:**

During the January meeting, the Board passed a motion to hire a web assistant to set up a password protected section for members. Meeting minutes can then be posted under password protection. Access to notices/agenda will not be password protected. Going forward, meeting agendas will be posted to the AE website at least 4 days in advance of meetings.

**Community Clubhouse Ad Hoc Committee:** *Clubhouse Legal Update* – We are still waiting for the analysis from the Seltzer attorney. Once received, Jose will call an executive meeting to discuss and decide between the options.

**Rules Committee:** A discussion was held regarding potentially re-visiting the motor home policy. Wayne motions to direct Architectural committee to discourage occupancy of motor homes for more than 24 hours or the use of pop outs for motor home stored on Lots. David seconds. With none opposed, no abstentions, the motion is passed. The Board will direct Architectural committee to draft language at its next meeting.

**Social Committee Report:**

There are no events scheduled until Annual Meeting on Saturday May 14th.

**New Business: None**

**Calendar:** Next Board meeting is scheduled for Tuesday, March 8<sup>th</sup>. Jose will try to coordinate a meeting location in person. Details to follow via email and in meeting notice.

**Adjournment:** There being no further business, the Board meeting adjourned to executive session at 7:25 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on\_\_\_\_\_.

Signed:\_\_\_\_\_, Stacey James - Board Secretary