

Board Meeting Minutes

February 14, 2023

Call to Order: The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at the offices of Associated Professional Services (7007 Mission Gorge Road, Ste 201) in the city of San Diego, state of California, was called to order by the President at 6:00 PM.

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

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

Board Members absent: Austin Hong and Miguel Espinosa

Government Representatives: none

Homeowners Present: none

Others in attendance: Katrina Wong with Associated Professional Services (APS)

Prior Board Meeting Minutes: Katrina reviewed the January 17th meeting minutes.

Jose motioned to approve the January 17th, 2023, executive meeting minutes. Ken seconded. Jose, Wayne, Ken, Steven, Eric, David, Wes, and Eric voted to approve. Karen and Stacey abstained. The January 17th, 2023, executive meeting minutes are approved.

Jose motioned to approve the January 17th, 2023, open board meeting minutes. Steve seconded. Jose, Wayne, Ken, Steven, Eric, David, Wes, and Eric voted to approve. Karen and Stacey abstained. The January 17th, 2023, open board meeting minutes are approved.

Public Comment: None

Ongoing Business/Committee Reports:

Treasurer's Report: Ken discussed the Association's December 2022 balance sheet and income statement. Due to high legal expenses, Ken estimates a net deficit of \$9k by end of December 2022. This should be corrected by the 2022 audit. After 2023 assessments deposited, Ken purchased 2 treasury bills at a 4.4% interest rate.

Wes motions to acknowledge, approve and confirm transferring \$124,000 from operating fund to Wells Fargo securities account. David seconds. With all in favor, the motion passes.

Insurance Renewal: Ken reports 2023-2024 Insurance Renewal is complete. The workers' compensation coverage will be paid once the bill is received. Ken discussed potential changes to the liability coverage and premiums should a club house be approved/built.

Property Manager's Report: Katrina gave February 2023 collections update. *Stacey motioned to approve filing liens re: APN # 461-420-06-00 and APN # 461-430-03-00. Ken seconded. With all voting in favor, the liens are approved.*

Architectural Review Committee Report – Jose gave February 2023 architectural committee report in Miguel's absence. After an owner requested the Rules re: motorhome storage be revisited, the architectural committee reviewed and concluded the Rules regarding motorhomes do not need updating at this time. A Ficus tree was cut down without prior approval from the committee. The committee will investigate and determine if fines are necessary. Jose discussed a conflict among neighbors resulting from a hedge that has died, possibly due to underwatering. The committee is still addressing the situation.

Gate Operations Committee Report: Steve reports gate is operating normally. The slow opening/closing gate arm presents a security issue with cars tailgating. The committee will consider upgrading gate to a faster operating unit against budget limits. Ken and Steve will continue to look at bids to compare with Elite.

CACC: Karen reports the group has a plan for improvements set to go before Parks and Recreation. The Planning Board has a working draft Community Plan update. To address growing antagonism between community groups, Jose worked with Todd Gloria's office on a community walkthrough. Director of Planning Dept sent copy of latest map of upzoned areas and asked for recommendations. City will use that feedback to move forward on the plan update.

Common Area Maintenance: Jose reports water fountain in dog park had a clogged drainpipe, which has been fixed. Rotten planks in the park were also removed.

Rules: The draft rules were circulated prior to the meeting. Only 3 neighbors have submitted comments so far. Wayne also received suggested revisions from legal counsel. Committee will circulate revised rules prior to the March meeting.

Streets: Wes discussed the increased cost for street cleaning as a result of the vendor being sold to a new owner. The Board agreed to cancel street sweeping for a year and then reevaluate the need for 2024. Wes will continue to monitor street cleanliness and order street sweeping on an as-needed basis during 2023. Wes will inspect for potholes after rain stops. Storm drains will continue to be cleaned every 3 months.

Safety/Security Committee Report: Eric gave security report. A police report was filed for a truck break-in on Jan 15-17 on Yerba Santa. Karen and Austin are reviewing security footage to try and identify driver. Eric and Karen are working on Community Fire Safety documents to submit. The fence along Fairmount is being repaired. The committee is working on removing a homeless encampment on Montezuma at the Fairmount transition. Eric also reminded that the City Fire Department is continuing inspections of all properties.

Communication/Technology: no update

Social: Jose reviewed the 2023 calendar of events. The 75th anniversary committee asks for suggestions for the "kick off" event at annual meeting in May. David suggests architectural rewards. Committee will plan events and make recommendations to Board.

Elections Committee: *David motions to nominate Wayne to Elections Chair, Stacey seconded. All voted in favor. With all voting in favor, Wayne will serve as 2023 Elections Chair. Board will appoint Inspector of Elections by mid-March.*

New Business: No new business.

Calendar: March 14th 2023 board meeting moved to March 21st 2023

Adjournment: There being no further business, the Board meeting adjourned at 7:05 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on March 23, 2023

Signed: Stacey E James, Stacey James - Board Secretary