

# Alvarado Community Association, Inc.

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## Board Meeting Minutes

July 11<sup>th</sup>, 2023

**Call to Order:** The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at 4774 YERBA SANTA DR, SAN DIEGO, CA 92115 in the city of San Diego, state of California, was called to order by the President at 6:08 PM.

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

**Board Members present:** President—Jose Reynoso, Secretary—Stacey James, Treasurer—Ken Klayman. Board Members: Steven Neu, Eric Poliak, Austin Hong, Miguel Espinosa, and Wes Hinkle

**Board Members absent:** David Wiles, Wayne Breise, and Karen Austin

**Government Representatives:** Kellen Jones on behalf of Prospera Fund and Cache Private Capital

**Homeowners Present:** Roberta Greene

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

**Prior Board Meeting Minutes:** Stacey reviewed the April 11<sup>th</sup>, 2023 meeting minutes. Stacey motioned to approve the April 11<sup>th</sup>, 2023, executive meeting minutes. Steve seconded. With all voting in favor, the April 11<sup>th</sup>, 2023, executive meeting minutes are approved. Stacey motioned to approve the April 11<sup>th</sup>, 2023 open board meeting minutes. Steve seconded. With all voting in favor, The April 11<sup>th</sup>, 2023 open board meeting minutes are approved. Stacey reviewed the June 25<sup>th</sup>, 2023 meeting minutes. Stacey motioned to approve the June 25<sup>th</sup>, 2023 executive meeting minutes. Steve seconded. With all voting in favor, the June 25<sup>th</sup>, 2023 executive meeting minutes are approved.

**Public Comment:** Homeowner Roberta Greene raised concerns with traffic speeds and her car transponder not working to open the neighborhood gate.

**Government Reports:** None

**Special Report:** Kellen Jones presented multiple land use and funding proposals for land Prospera Fund owns below Alvarado Estates along Fairmount. The options proposed include

community amenities such as a bike trail through SDSU to Mission Valley, expanding the transition from Montezuma to Fairmount, designated habitat preserve, affordable housing, cell towers, and a nature trail. The Fund is looking to mitigate its investment loss. The Board said it would circulate these options among the community and get back to them with thoughts and/or level of interest from the Alvarado membership.

**Ongoing Business/Committee Reports:**

**Treasurer's Report:** Ken reviewed the revised 2022 Audit Review. Ken motioned to approve the 2022 Audit Review as presented and circulate copies to the membership as required by Civil Code. Wes seconded. With all voting in favor, the motion passed.

Ken motioned to approve engaging Stephan DeMaine for 2023 audit and tax preparation services. Wes seconded. With all voting in favor, the motion passed.

Ken motioned to approve contracting Sonnenberg & Company, CPAs to perform the 2023 Reserve Study with site inspection for Board review and to be authorized to execute all necessary paperwork associated with the Study. Stacey seconded. With all voting in favor, the motion passed.

**Property Manager's Report:** No updates

**Architectural Review Committee Report –**

Miguel motioned to approve sending a letter to Lot 74 requesting the owners complete the landscape plans they received approval for in March 2023. There will be no fine included with the reminder letter. Wes seconded the motion. With all voting in favor, the motion passed.

Lot 17 contacted the architectural committee requesting the site line Rules be updated. Miguel will consult the Rules committee and respond to the owner.

**Gate Operations Committee Report:** Steve sourced a new gate vendor to address the uneven gate arms. SAS will be the Association's new gate vendor.

**Common Area Maintenance:** Jose reports the Yerba Anita excess vegetation clean-up

is complete. Clean-up on Palo Verde Terrace is next. The committee will follow up with reminders to outstanding owners before having the Landscaper trim vegetation and charge the owners.

The committee will issue violation letters for cars parked on streets long term.

**CACC:** Karen gave community CACC update. During 8/05, there will be a community clean up with an electronic recycling drive. They need volunteers with trucks. All community plan updates are on hold until 2024 after the City's Build Better SD initiative implemented. Planning Board will have to reapply for establishment.

**Streets:** No updates.

**Safety/Security Committee Report:** The Fire Safe Council received a \$6,000 fire safety grant. The committee will spend funds on neighborhood education, brush maintenance and home hardening before April 2024

**Communication/Technology:** The Board discussed purchasing content data management system. Austin would still run into the same data issues of continually having to export to a database to review owner information. Committee is trouble shooting password re-set function on new website

**Social:** Eric reviewed the 2023 calendar of events. There is a classic car event planned for fall. There will be an ice cream social on July 29, a 75<sup>th</sup> anniversary home tour on Sept. 17, movie night in the park on Sept. 23, and Halloween and Holiday events to be scheduled.

**The 75th Anniversary Committee:** In addition to the home tour on Sept. 17, the movie night on Sept. 23 will feature an Alvarado Estates history mini documentary (15 minutes). The 75th anniversary group is conducting historical home tours and planning to add another one in December.

**Park Development Ad Hoc Committee:** The committee plans to reduce the community center's square footage from originally 1600 to 1200 square feet and limit the center's intended function to only housing meetings instead of social functions. Revised plans

and mock-ups will be submitted to the Board at a future open meeting for review.

**New Business:** No new business.

**Calendar:** Open meeting on September 12, 2023. Location to be announced.

**Adjournment:** There being no further business, the Board meeting adjourned at 7:53 PM.

Minutes respectfully submitted by K. Wong.

Secretary Certification:

Minutes approved during the Board Meeting held on 11/9/24.

Signed: Stacey E James, Stacey James - Board Secretary