

# Alvarado Community Association, Inc.

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## Board Meeting Minutes

November 12, 2024

**Call to Order:** The duly noticed meeting of the Board of Directors of the Alvarado Community Association, Inc., held in person at the Associated Professional Services 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 7 of 11 Directors in attendance.

**Board Members present:** President—Jose Reynoso, Vice President—Wayne Breise, Treasurer—Ken Klayman

Board Members: Karen Austin, Wes Hinkle, Liz Missakian, and Miguel Espinosa

Board Members absent: Secretary—Stacey James, Steven Neu, Eric Poliak, and Austin Hong.

**Minutes for approval:** None

**Government Representatives:** None

**Others in attendance:** Brenda Coracero with Associated Professional Services (APS)

**Public Comment:** None

### **Treasurer (Ken):**

- 2025 Draft Budget (dated 10/19/24) was presented to review and approve with the following changes.
  - o \$15,000 Legal

Motion to approve by Liz. Wes seconded. All directors present vote yes. Motion passed.

**Property Manager's Report:** None.

**Architectural (Miguel):**

- Current Construction
  - o 5660 Toyon Rd: New home construction in process.
  - o 4727 Avion Way: Pool remodel in process.
  - o 4477 Yerba Santa Dr: New sewer connection in process.
- Approvals
  - o 5466 Fremontia Lane: New boundary fence and driveways gate reviewed and approved by Architect Dwight Rogers.
- Completions
  - o 5595 Toyon Rd: New home construction finished.
  - o 5605 Toyon Rd: New home construction finished.
  - o 4730 Avion Way: New home construction finished.
- Miscellaneous
  - o 5404 Toyon: Two storage containers parked in driveway. Violation letter has been sent. No resolution to date. APS sent a second violation letter dated October 1, 2024. Notified homeowners fines would start December 1, 2024.
  - o 5205 Le Barron Rd: Storage container in driveway due to recent fire damage to home.

**Gate (Steve):** None

**Common Area (Jose):** None

**CACC (Karen/Jose):** None

**Streets (Wes & Jose):**

- Undergrounding is still being addressed, and supporting letters will be obtained.
- Review of sinkholes and potholes that have been addressed this year.

**Safety/Security (Erik):**

- The fire safety council meeting to join Kensington discuss recent fire, strategies, and 0-5 zone.
- AE incident report form presented and reviewed.
  - o Motion to approve Incident Report Form by Liz. Miguel seconded. All directors present vote yes. Motion passed.

**Communications (Austin):** None

**Technology (Austin):** None

**Social-** None

**Park Development Ad Hoc Committee (Wayne):**

- The site development plan was submitted to the city and was approved.
- The building design is to be submitted to the city to obtain permits.
- The design is to be submitted to the committee for review.

**New Business: (Liz)**

- Security guard **options** to be presented at the Annual Meeting and **new** incident report **form** should be presented.
- At the February/March meeting the Board of Directors to vote in favor of or against the option of 24 hour security.
- At the January meeting establish an election committee.

**Adjournment:** There being no further business, the Board meeting adjourned at 8:06 PM.

Alvarado Community Association, Inc.

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Minutes respectfully submitted by Brenda Coracero.

Secretary Certification:

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

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