

Alvarado Community Association, Inc.

Board Meeting Minutes

February 11, 2025

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 6:04 PM.

Roll Call/Quorum Establishment: Quorum was met with 10 of 11 Directors in attendance.

Board Members present: Vice President—Wayne Breise, Secretary—Stacey James, Treasurer—Ken Klayman.

Board Members: Karen Austin, Steve Neu, Eric Poliak, Wes Hinkle, Austin Hong, Miguel Espinosa and Liz Missakian (via zoom).

Board Members absent: President—Jose Reynoso

Guests: Mark and Dema Muzaini, Chris and Dennis Hilken, Jim Call

Others in attendance: Charlene Dones with Associated Professional Services (APS)

Minutes for approval:

- Stacey reviewed September 22, 2024, open board meeting minutes. Wes motioned to approve the presented board meeting minutes. Steve seconded. With all voting in favor, meeting minutes are approved.
- Stacey reviewed the October 8, 2024, open board meeting minutes. Miguel motioned to approve the presented board meeting minutes. Steve seconded. With all voting in favor, meeting minutes are approved.
- Stacey reviewed November 24, 2024, executive board meeting minutes. Eric motioned to approve the presented board meeting minutes. Miguel seconded. With all voting in favor, meeting minutes are approved.
- Stacey reviewed January 14, 2025, open board meeting minutes. Wes motioned to approve the presented board meeting minutes. Steve seconded. With all voting in favor, meeting minutes are approved.
- Stacey reviewed January 14, 2025, executive board meeting minutes. Steve motioned to approve the presented board meeting minutes with date corrected from January 11, 2025

to January 14, 2025. Wes seconded. With all voting in favor, meeting minutes are approved.

Public Comment: None

Treasurer (Ken):

- December 2024 financial statements are incorrect and are being revised and will be recirculated.
- Status of bank accounts was reviewed.
- Meeting hall account currently has \$185,000 plus additional interest.
- Ken motioned to approve the presented insurance proposal for 8-month term; February 1 to September 30 at a cost of \$14,090.95. Wes seconded. All in favor (9) All opposed (0) Absent (2).

Property Manager's Report: None.

Architectural (Jose):

- Current Construction
 - o 5660 Toyon Rd: New home construction in process.
 - o 4727 Avon Way: Pool remodel in process.
- Approvals
 - o 4730 Avion Way- Approved removal of two eucalyptus trees behind property.
- Completions
 - o 5466 Fremontia Lane: New boundary fence and driveway gate finished.
- Miscellaneous
 - o 5687 Yerba Anita Drive: On January 20, Miguel met with Denise Hilken to discuss the possibility of Alvarado Board granting a variance to construct two story structure in the back yard. While request for variance was not pending, discussion was held regarding the Board's strong hesitancy to grant variance.
 - o 5130 Norris Rd: Received Architect's review for garage enclosure and back yard addition, which includes turning the garage into living space while also maintaining 10 ft setbacks. Board confirmed the project is in compliance due to grandfathered property.

Gate (Steve):

- Evaluating gate operations on the day of the fire and whether any changes should be made.

Communications/Technology (Austin):

- Requested board to consider obtaining a credit card for recurring charges.
- Motion to approve to obtain a credit card for up to \$500 cap for recurring charges. Miguel Motions and Liz seconded. With all voting in favor.

Common Area (Wayne): Mulch in the park will be refreshed.

CACC (Karen):

- Plan update going through evaluation and approval process.
- SDSU student housing project being proposed but raises concerns due to limited ingress/egress.

Streets (Wes):

- Streetlight on Le Barron being fixed.

Safety/Security (Eric):

- Halfway through vent retrofit program, \$5,000 remaining to be spent and must be spent by April 1, 2025.
- Evaluating possible text notification capability for emergencies.
- Next newsletter will include an article addressing motorized bikes and need to comply with all legal requirements and rules.
- Fire Safe Council (Karen and Eric):
 - o A lot of new councils being created for Talmadge, City Heights and other locations throughout San Diego.
 - o Homeless encampments in the City are being sprayed with fire suppression after the encampment is cleaned out.
 - o Reiterating request that homeowners complete letters of agency so police can go on property to deal with trespassers.

- Evaluating potential of whether it would be possible to install fire breaks in the canyons.

Social- No report.

Park Development Ad Hoc Committee (Wayne):

- Status of design project reviewed.
- Picture renderings will be available for residents soon.

Elections Ad Hoc Subcommittee (Stacey):

- Liz motioned to move annual meeting to 3rd Saturday in May (May 17th). Eric seconded. All in favor.
- Susan Crisafulli has agreed to be Inspector of Elections.
- APS will confirm notices to be timely sent.

New Business: Liz wants to have 24/7 attendant issue on the agenda for the next meeting, to discuss in advance of the annual meeting.

Adjournment: There being no further business, the Board meeting adjourned at 8:08 PM.

Minutes respectfully submitted by Brenda Coracero.

Secretary Certification:

Minutes approved during the Board Meeting held on_____.

Signed: _____, Stacey James - Board Secretary