

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
March 12, 2011

The meeting of the Membership was called to order by President Susan Clarke at 4:55 pm on March 12, 2011. The meeting was held at the Faith Presbyterian Church, located at 5075 Campanile Drive in San Diego. Board members present were: Susan Clarke, President; Alfredo Valverde, Vice President; Ken Klayman, Treasurer; Sean Ostler, Secretary; Wayne Breise, John Lusti, Don Benke, LJ Joyner, Dennis Collins, and David Wiles. Also present was Tawny Tillinghast of Associated Professional Services. A quorum was established with 10 Board members present.

Absent: Wes Hinkle

I. Officer Positions.

The following Board members were elected to the positions indicated to serve until their successors are elected as officers of the Association:

President – Alfredo Valverde
Vice President – Wayne Breise
Secretary – John Lusti
Treasurer – Ken Klayman


II. Future Meetings

There was discussion and approval to change the next Board meeting to April 12th at 7pm.

III. Adjournment.

M/M/S/P (Breise/Wiles) – The meeting was adjourned at 5:03pm.

Submitted by: Tawny Tillinghast

Approved by:  (Secretary)

ALVARADO COMMUNITY ASSOCIATION
Annual Meeting Minutes
March 13, 2011

The meeting of the Membership was called to order by President Susan Clarke at 3:10 pm on March 12, 2011. The meeting was held at the Faith Presbyterian Church, located at 5075 Campanile Drive in San Diego. Board members present were: Susan Clarke, President; Alfredo Valverde, Vice President; Ken Klayman, Treasurer; Sean Ostler, Secretary; Wayne Breise, Sandra Sable-Mancuso, Don Benke, LJ Joyner, Dennis Collins, and David Wiles. Also present was Tawny Tillinghast of Associated Professional Services. A quorum was established with 91 members in person or by proxy.

Absent: Scott Carino

I. Approval of Minutes

The President called for a motion to approve the minutes from the March 13, 2010 Annual Meeting.

M/M/S/P (Wiles/Sable-Mancuso) – Motion to approve the minutes as written was approved.

II. President's Report

Susan Clarke gave a brief history on events that took place in 1948 when the Alvarado Estates originally started. She introduced all the Board members to the membership and expressed appreciation for the different contributions made to include the improvements made to the website over the past year and large street project that was accomplished in 2010.

III. Committee Reports

- A. Vice President's Report/Gate Report. Alfredo Valverde reported that Aileen, the gate attendant was promoted in the last year and replaced at Alvarado Estates by Constantine. He also reported that a new entry system is needed for the front gate and as Syntex is no longer in business parts are no longer available for the current system.
- B. Treasurer's Report. Ken Klayman reported that the association operated at a surplus of approximately \$22,000 which is roughly \$170 per lot. \$10,000 was reported to be due and unpaid by owners although the Board budgeted for a \$4400 contingency for non-payments. As of December the association had roughly \$390,000. He advised homeowners that the end of year surplus could be reimbursed to homeowners, used to reduce assessments or be used at the Board's discretion.
M/M/S/P (Klayman/Collins) – Motion to give the Board discretion on movement of the 2010 surplus to the budget or reserves was approved by the membership.
- C. Nominations. Wayne Breise called for nominations from the floor. No nominations were received, so he called for all ballots to be turned in and the polls were closed.
- D. City Council Representative. Timothy Taylor was present to report that he is now the contact person representing Councilwomen Emerald and plans to work with our Association to resolve any issues. He also presented to Sandra Sable-Mancuso a Proclamation from the City of San Diego for service to "the Alvarado Estates Community Association and the betterment of the greater District 7 community".

- E. Community Park. Wayne Breise reported that no major developments occurred in the park in 2010; however a Tot lot was under consideration for 2011 in the event a current survey indicated Community support.
- F. Architectural/Front Gate remodel. LJ Joyner presented drawings representing plans for the front gate remodel. He reported that design work was continuing and that the Board planned to make the gate remodel the primary project for 2011. He presented a request to the homeowners for donations to help complete the gate renovation and showed the need for maintenance on several issues which could be resolved with the gate remodel.
- G. Communications. Sandra Sable-Mancuso reported that as her last year serving on the Board she has provided the association with a form titled: "How's Alvarado Estates doing?". This form is available on the website for homeowners present any concerns to the Board to be addressed right away.
- H. Safety. David Wiles spoke on the need for a neighborhood wide fire safety plan and on the continuing efforts to find an effective way to slow traffic on Yerba Santa.
- I. Landscaping. Don Benke reported that Poly Landscaping has been doing a satisfactory job for the community at a reasonable price. He was of great assistance over the past year with homeowner's removal of brush on their properties.
- J. Open Forum. Homeowners expressed interest in allocation of the surplus to be spent at the Board's discretion. It was suggested that the Board use these funds towards the gate improvement and camera replacement at Yerba Anita.
- K. Board Appreciation. Susan Clarke expressed appreciation for Sandra Sable-Mancuso and provided her with a plaque for her time serving on the Board of Directors. Appreciation was also expressed for John Mullen and Bob Leif as they resigned from the Board due to relocation. Plaques will be sent to them as well.
- L. Election Results. Tawny announced the following election results: Don Benke 72 votes, Scott Carino 30 votes, Wes Hinkle 74 votes, Ken Klayman 78 votes, John Lusti 57 votes, Steve Nottoli 13 votes, Jose Reynoso 28 votes, Kent Swedell 23 votes and David Wiles with 61 votes. Don Benke, Wes Hinkle, Ken Klayman, John Lusti and David Wiles were elected to the Board.

IV. New Business

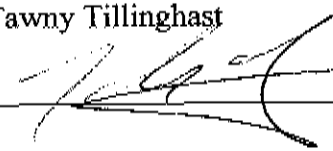
No new business was discussed.

V. Adjournment

M/M/S/P (Sable-Mancuso/Chris) – The meeting was adjourned at 4:45 pm.

The next meeting will be held on Tuesday, April 12, 2011, at 7:00 pm at the offices of Association Professional Services, 7007 Mission Gorge Road, #201, San Diego, CA 92120.

Submitted by: Tawny Tillinghast

Approved by:  (Secretary)