

ALVARADO COMMUNITY ASSOCIATION

Board Meeting Minutes

August 7, 2012

7:00 pm

Vice President Wayne Breise called the meeting of the Board of Directors to order at 7:14 PM on August 7, 2012. The meeting was held at the offices of Associated Professional Services; located at 7007 Mission Gorge Road in San Diego. Board members present included: Wayne Breise, Vice President; Ken Klayman, Dennis Collins, David Wiles, Done Benke, and Wes Hinkle. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Alfredo Valverde, John Lusti, Susan Crisafulli, Steve Neu and LJ Joyner.

I. Approval of Minutes

- A. Wayne Breise called for a motion to vote on approval of the minutes from June 5, 2012 meeting as written. M/M/S/P (Wiles/Benke) – Motion to approve the minutes as written was passed unanimously.

II. Reports

- A. Tim Taylor for Marti Emerald: Tim Taylor was present to address recent updates from the City and provide homeowners with Marti's newsletter. He informed homeowners of Al Leos, who is the new Community relations liaison. Questions were posed to Tim regarding the homeless in the canyons and requested an update on repairs to the bus stop.
- B. Treasurer's Report: Ken Klayman presented a proposal from Sonnenberg and Company for an interim reserve study at a cost of \$450.00 which does not include an onsite inspection. M/M/S/P (Klayman/Wiles) – Motion to approve the quote for the reserve study presented for Sonnenberg and Company was approved unanimously. Ken Klayman also reported that he will be working with the financial representative to make adjustments to the July statement. He reported that the Association currently has about \$420,000 in the operating accounts and Wells Fargo account and \$100,000 in cd's. There was discussion of the tot lot and adding this to the reserve study. Lastly, Ken requested all board members and committee members submit their budgets as soon as possible as the budget should be available and approved at the October meeting.
- C. Architectural Report: No report.
- D. Property Management: No report.
- E. Community Park: Wayne Breise reported that the tot lot was completed and within the budget expected.
- F. Gate Operations: Dennis Collins requested a new updated roster for the purpose of identifying those in need of gate clickers. He also reported that he has received 4 revised billings for the gate attendants that haven't charged for the past 2 months as they were not able to get their billing to match their contract as submitted.
- G. Landscaping: There was discussion of the trimming on Yerba Santa and the letters to go out to the membership from Jose Reynoso. Wes Hinkle expressed concerns with street sweeping and the trimming of the trees along the street. Wes will work with APS to send a letter to applicable owners.
- H. Newsletter Editor: David Wiles reported that the second newsletter went out thanks to Susan Crisafulli's efforts and all of the homeowners that sent in articles. The budget for the year is at \$1000.00.
- I. Streets: Wes Hinkle was informed of new lights out by Alfredo Valverde prior to the meeting. He also reported that he has tentative prices for resealing and was asked to present this information for the reserve study.
- J. Social: No report.
- K. Web Publisher: No report.
- L. CACC: No report.

III. New Business-None

IV. Public Comment

Homeowners presented concerns with residents not taking out their trash with a suggestion for a business to take these out for those who are unable to. Some homes were reported to leave their trash cans out on a regular basis. Wes Hinkle was requested to include these homes in his walkthrough with Susan to review lot maintenance.

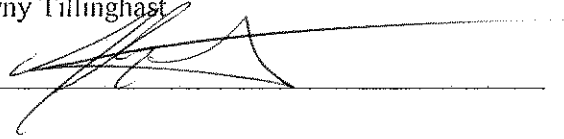
There was also follow up regarding banning of pit bulls in the Community and other possible solutions to dog issues within the Community. The Board will consult legal counsel for information and APS will provide information available. David Wiles addressed concerns with homeless reported in the Community and items found in the canyon. Homeowners were requested to notify David of any homeless people cited with descriptions provided.

V. Adjournment

A. M/M/S/P (Wiles/Hinkle) Wayne Breise called for meeting adjournment at 8:06pm.

Submitted by: Tawny Tillinghast

Approved by:

A handwritten signature in black ink, appearing to be 'Tawny Tillinghast', is written over a horizontal line. The signature is stylized and somewhat cursive.

(Secretary)