

# ALVARADO COMMUNITY ASSOCIATION

## Board Meeting Minutes

February 3, 2015

The meeting of the Board of Directors was called to order by President Jose Reynoso at 7:03PM on Tuesday February 3, 2015. The meeting was held at the offices of Associated Professional Services located at 7007 Mission Gorge Road San Diego, CA 92120. Quorum was established with 9 out of 11 Directors present. Directors in attendance were: Jose Reynoso – President, Wayne Briese – Vice President, John Lusti – Secretary, Ken Klayman – Treasurer, Steve Neu, Susan Crisafulli, Wes Hinkle, David Wiles and Austin Hong. Directors Jim Joyce and LJ Joyner were absent. Also present was Candace Shannon of Associated Professional Services

**Minutes:** The Board reviewed the minutes dated January 6, 2015. Upon motion duly made, seconded and unanimously carried, the January 6, 2015 Board Meeting minutes were approved as presented.

**City Council Presentation:** Chris Pearson of Marti Emerald's Office provided the Board of Directors with the recent District 9 newsletter and provided an update on the recent meeting with developmental services regarding the lane configuration surrounding the south campus plaza development; they are working on their fourth draft of a proposal to ensure that there are three vehicle lanes in both directions.

**SDSUPD:** Community Relations Officer Mark Peterson reported that SDSU is launching a new app for smartphones that will help increase the response time for service calls and allow reporting parties to quickly share pertinent information with SDSUPD. Officer Peterson also noted that he will be part of the Campus Coalition so he can assist the Association by relaying concerns to the organization to help ensure that students are being good community neighbors.

**SDPD:** Officer Adam McElroy provided the Board of Directors with an overview of a recent issue involving a person named Christopher LaValle who poses as a handyman and a window washer. He stole a bicycle from an Association member and was subsequently escorted off the property for trespassing so he is no longer welcome in the community. Owners should immediately call SDPD (619-531-2000) if he is seen in the neighborhood again and then call Director David Wiles at 619-501-7700 to notify him of the incident. The Board also noted that Officer James Poole did a wonderful job handling the incident and that a "Letter of Agency" was filed with SDPD so they can enforce the trespassing ordinances on the Association's property.

**Safety:** Director David Wiles reported that there are still lingering issues with homeless people reported in the area so residents should call SDPD (619-531-2000) immediately if they see transients in the community so they can address the issue and if needed, work with environmental services to remove any homeless encampments.

**Public Comment:** Mr. & Mrs. Banks advised the Board that they are in the process of selling their home and asked for an update on the street renovations so they could relay the information to prospective buyers; they also thanked the Board for their hard work in serving the community and noted everyone has been great neighbors over the years.

**Streets:** Vice President Wayne Breise provided the Board with an overview of the street repair project: he anticipates that the concrete repairs at the entrance will be completed in the next (30) days and that the swales will be redone once the City receives final approval; the remaining street patching & overlay/ sealing will follow as the weather warms so the whole project should be complete by early summer. Director Wes Hinkle also noted that the street light at Norris and Yerba Santa is still out so he will obtain bids for repair/ replacement.

**Treasurers Report:** Treasurer Ken Klayman presented the December 2014 financial statement and noted that there may be some revisions relating to the dog park expenditures once the auditor has completed his review. Mr. Klayman also reported that there is a year end operating surplus of ~\$10,700 which the membership will vote on addressing at the Annual Meeting and overall the Association was very close to budget for the 2014 year. APS will follow-up with auditor Stephen DeMaine so the draft reviewed financial statement is available for the Annual Meeting. President Jose Reynoso provided a rough overview of the proposed insurance renewal options and requested that Treasurer Ken Klayman review & confirm the renewal option with APS from processing as soon as possible.

**Property Mangers Report:** Candace Shannon was introduced as the new Administrative Representative for Associated Professional Services (APS).

**Architectural Report:** Director Susan Crisafulli reported that she is working to find another licensed architect for the Committee as the current firm is no longer available to review applications for the community. Vice President Wayne Breise recommended that she contact the original committee architect, Leonard Vietzer, to see if he might be a viable option. Mrs. Crisafulli also noted that she and Director Wes Hinkle spoke to two owners regarding dead trees so they should be removed shortly.

**CACC Info / Montezuma Trail:** President Jose Reynoso reported that he and Vice President Wayne Breise will be running for positions on the CACC Board of Directors; the CACC elections will be held in person at their Wednesday March 11, 2015 meeting so all CACC members are encouraged to attend to vote. Mr. Reynoso also reported that the CACC is continuing to work through community impact issues relating to the proposed SDSU building; the hope is that the City will reject the synchronized light installation and that will open up the project to mitigation negotiations once again.

**Gate Operations:** Director Steve Neu reported that they are waiting on completion of the street project's concrete repairs at the entrance before proceeding with the gate operating system renovations. He will contact Access Professional Systems to update them on the status of the concrete repairs' completion so they can begin their portion shortly thereafter.

**Landscaping/ Park:** President Jose Reynoso reported that a dead tree in the dog park will be replaced and the dead pine tree at Yerba Santa will be removed. He also reported that the front entrance landscape improvement project will begin once the entrance gate project is completed. Mr. Reynoso will also follow-up with the City Undergrounding representative.

**Newsletter:** Director Susan Crisafulli reported that she finalizing the newsletter for distribution this month.

**Website:** Director Austin Hong confirmed that he took over the hosting and domain ownership for the Association website. The Board approved reimbursement to Mr. Hong for the minor costs incurred to renew the website for the next few years.

**Nominations Committee:** Vice President Wayne Breise noted that the five Directors up for re-election this year have all agreed to run for the Board again and have submitted their candidate statements. It was noted that LJ Joyner submitted is resignation, so one and possibly two replacement Directors will need to be appointed; the Board will review that further at the May meeting if needed. APS will prepare the annual meeting mailer in the next week.

**New Business:** Director Susan Crisafulli noted that she and Director Wes Hinkle are continuing to work on the finalizing the bid for the individual lot landscape irrigation meter as a way for owners to reduce their water costs long-term. Owners are encouraged to upgrade to the individual landscape irrigation meter for their homes now as part of the pending street renovation project. President Jose Reynoso also reported that he is still attempting to make contact with the owner regarding details of their cell phone antenna installation application request.

**Adjournment:** Upon motion duly made, seconded and unanimously carried, the Board of Directors Meeting was adjourned at 8:33PM.

**Next Meeting:** The next meeting is the Annual Homeowners Meeting which will be held Saturday March 14, 2015 at 3:00PM at Faith Presbyterian Church located on Montezuma Rd at Campanile Dr. There will not be a Board Meeting held in March or April, so the next Board of Directors Meeting will be Tuesday May 5, 2015 at 7:00PM at the office of Associated Professional Services.

Respectfully Submitted by: Candace Shannon – Associated Professional Services

Approved by: \_\_\_\_\_ (Secretary)