

Alvarado Estates Community Association

BOARD MEETING MINUTES

MAY 8, 2018

CALL TO ORDER: The meeting of the Board of Directors held in the Conference Room at the office of Associated Professional Services (APS) located at 7007 Mission Gorge Road, Suite 201, in the city of San Diego, state of California, was called to order by President Jose Reynoso at 7:00 p.m.

ROLL CALL/QUORUM ESTABLISHMENT: Directors present were: President-Jose Reynoso, Vice President-Wayne Breise, Secretary-John Lusti, Treasurer-Ken Klayman, and Board Members; Wes Hinkle, David Wiles, Stacey James, Susan Crisafulli, Paul Feuer, Steve Neu and Austin Hong. Also, in attendance was Michelle McGarry with APS. Quorum was established with all eleven (11) Directors in attendance.

APPROVAL OF PRIOR BOARD MEETING MINUTES: John motioned to approve the April 10, 2018 Board Meeting Minutes as presented. Motion was made, seconded and unanimously approved.

PRESENTATIONS: Roberto from the office of Councilmember Gomez discussed the Budget Town Hall Meeting on Saturday May 19, 2018 from 10:30am-12:30pm. The city is in the process of adopting its Fiscal Year 18-19 Budget and would like resident input.

PUBLIC COMMENT: Three (3) homeowners were in attendance. One owner informed the Board of the re-stuccoing of his home and the slight change in color. Second homeowners are new to the community and introduced themselves to the Board.

ONGOING BUSINESS/COMMITTEE REPORTS:

Treasurer's Report: The Association currently has seven (7) CD'S one of which is with OneWest Bank, and the others were purchased through the Association's Wells Fargo Advisors account from six (6) different financial institutions. The aggregate total of all CD's exceeds \$500,000, with the maturity dates ranging between August 2018 and May 2019, and annual interest rates ranging between .906% and 2.150%.

A motion was made seconded and unanimously approved to adopt the resolution removing Alfredo Valverde as a signor on the OneWest Bank account and have Ken Klayman and Jose Reynoso as signors on the account.

As requested by Wells Fargo Advisors (WFA). A motion was made, seconded and unanimously approved, a complete copy of which is attached hereto (in the form of a Certified Copy of resolution), and incorporated herein.

Association Manager's Report: No updates from APS.

Architectural Report:

Houses approved & currently in destruction/construction mode

Lot 5 – still progressing with major remodel – letter sent regarding violation after June 30, 2018 if not completed

Pending

Lot 73 – solar installation – 80 panels on hillside – need confirmation it’s not in 20’ setback with regard to the survey done by Lot 203

Lot 25 – plans for new construction – waiting for architects’ approval – also prior owner recorded address as 5595 instead of 5605. Wants us to change it. Board stated they can’t do that.

Approvals

Lot 26 – replace concrete driveway with pavers

Lot 57 – remove dead pine tree

Lot 32 – owner agreed to clear dead brush & trim back vegetation

Lot 122 – remove & replace front concrete to eliminate water flooding home – paint front door – front yard landscaping

Lot 78 – solar

Lot M-37 – remove 2 trees regarding fire hazard & foundation

Completions

Lot 56 – on the market \$3,495,000

Lots 19 & 20 – 2 huge eucalyptus that needs to come down – poses a threat to homes on Yerba Anita

Requests

Lot 26 – with regard to Lots 25, 27 & 28 and any walls in plans to build – owner to be kept in loop regarding any building with regard to privacy, view & lighting.

Gate Operations:

Steve reviewed the proposal from A Garage Door and Gate Store for \$1,286 and it was decided to wait on signing the contract. Austin discussed the idea of having a changing passcode for the gate in order to prevent unwanted guests. The Board decided to review similar ideas and discuss at the next meeting. The gate protocol will still be published to homeowners in the newsletter.

Common Area Maintenance:

Jose reported the dead pine tree has been removed.

Wayne reviewed the Tot Lot maintenance checklist that was done by Paul Feuer on April 20, 2018, overall playground conditions reported in excellent shape. Next inspection will be done in August.

Paul suggested a document for residents to sign before and after the tables and chairs are used for park use, to assure that everything gets put back to how it was found in the storage shed.

Jose and Susan reported a cleanout has been done of the clubhouse to make room for fire resistant file cabinets to store all association records in. The idea of electronically scanning the files was brought to the table and the Board decided to start with fire resistant cabinets and look into scanning later on. The Board authorized Jose to purchase fire resistant file cabinets.

CACC: Jose explained that the “Dollar Per Ticket” fund is put on hold for now. The committee for the fund voted to revisit old projects to come up with a resolution.

Streets: Jose is waiting to hear back from the city attorney regarding the undergrounding poles and standard lights, also waiting on transferring the storm drain.

Safety:

Homeless Encampment Cleanup/Status: Wayne motioned to hire an independent contractor to clear rubbish from designated canyons with a cost within the existing security budget, the motion was seconded and unanimously approved.

Wayne motioned to hire an independent firm to provide personnel to patrol known encampments in the lower canyons with a cost within the security budget, the motion was second and unanimously passed.

Lot #95: A motion was made to work with owner/s, on a case by case basis with a 50% reimbursement incentive from the HOA, for getting the canyon cleared of homeless campsites, the motion was seconded and passed with two abstentions from the vote, one being the owner of lot #95.

Communication/Technology: Nothing reported at this time.

Social: Susan reported the 2018 Home Tour was a huge success. A motion was made to send thank you letters to all who participated, the motion was seconded and unanimously passed. Also, a motion was made to send thank you letters from the Board to the homeowners of the 2017 Home Tour. The motion was seconded and unanimously passed.

2018 Social Calendar

- *3rd Annual Golf Championship – Sat, June 9th
- *Family Movie Night Under the Stars – Sat, August 18th
- *Annual Picnic – Sun, October 7

NEW BUSINESS: Wayne discussed the lot 68 Lawsuit that has been going on. The Board approved him calling the attorney for proactive advice on how to collect the money from the lawsuit.

CALENDAR:

ADJOURNMENT: With no further items to address, Jose called the Board Meeting to a close at 9:20pm.

Minutes respectfully submitted by M. McGarry with APS.