ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
January 3, 2012

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:00 PM on January 3, 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: Alfredo Valverde, President; Wayne Breise, Vice President; Ken Klayman, Treasurer; John Lusti, Secretary; Dennis Collins, Wes Hinkle, Sean Ostler, Susan Crisafulli, David Wiles, and Don Benke. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: LJ Joyner

I. Approval of Minutes
    A. John Lusti called for a motion to vote on approval of the minutes from November 1, 2011 as written.
       M/M/S/P (Lusti/Hinkle) – Motion to approve the minutes as written was passed unanimously.

II. Reports
    A. Treasurer's Report: Ken Klayman reported that the Association's US Bank checking has about $30,000, there are currently 5 CD's totaling around $251,000 and $73,000 in the Money Market Account. Stephen Demaine has received approval to process the Association's end of year statement and it should be available by the Annual Meeting. Account 72-03 should have been written off the books.
       M/M/S/P (Breise/Kalyman) – Motion to send account 79-02 to a collection agency was approved.
    B. City Council, Tim Taylor- Information was presented on a recent newsletter along with information on new city committees. It was announced that Ed Zwibele is the new community relations representative and can be reached at (858)495-7943 or by email at zwibele@pd.sandiego.gov.
    C. Property Managers Report- No report.
    D. Communications: No report.
    E. Architectural Report: David Wiles reported that lot 4 has submitted plans to rectify a failed embankment. The plans have been sent to Mark Silva to interpret. The Board discussed consulting with the Association attorney for verbiage to provide conditional approval on architectural plans based on compliance with city requirements. A letter for lot 47 was requested to remove an RV from their property and provide 30 days' notice. A draft will be sent to David to review. It was also reported that lot 33 had pavers installed in their backyard but after there was a discussion with a homeowner, the owner removed them as requested.
    F. Rules Committee: No report.
    G. Landscaping/Community Park: No report.
    H. Streets: Wes Hinkle requested approval to pay the contractor providing street signs up to $4,000 and it was granted per the previous approval. He also reported that 3 lights are out in the Community and will be replaced and requested confirmation of work on Le Barron Rd. The Board confirmed that this is part of the reserve study and should be completed in the summer of 2012.
    I. Social: Alfredo reported that Michelle is working on securing a location for a happy hour to be announced.
    J. Gate Operations: Dennis Collins reported that there was recently a break in on Yerba Anita in which residents requested viewing of the Association tapes. However, the tapes provided little information to assist in finding the responsible party. He also reported that there is now an automatic gate opener on the east most side of the exit gate for emergencies. There was discussion of turnover in gate attendants and possibly researching new companies for consideration.
    K. Web Publisher: No report.
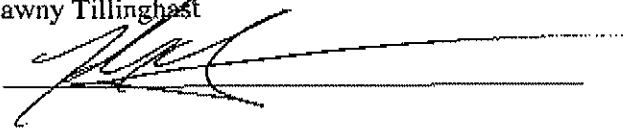   L. CACC: No report.

III. New Business-
    A. Insurance- The Board reviewed the proposal for renewal of the current insurance and Alfredo signed the proposal to continue coverage.
    B. Nominations-David Wiles will send emails to request assistance in obtaining nominations and all candidate statements should be do prior to the next Board meeting for posting and distribution.

IV. Adjournment
   A. Alfredo Valverde called for meeting adjournment at 8:26pm. The next Board of Directors meeting will be held at 7:00PM on February 7, 2012 at the offices of Associated Professional Services.

Submitted by: Tawny Tillinghast

Approved by: _____ (Secretary)