

ALVARADO COMMUNITY ASSOCIATION
Board Meeting Minutes
December 4, 2012
7:00 pm

President Alfredo Valverde called the meeting of the Board of Directors to order at 7:00PM on December 4, 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, Wes Hinkle, LJ Joyner, Susan Crisafulli, Dennis Collins, and Steve Neu. A quorum was established. Tawny Tillinghast of Associated Professional Services was also in attendance.

Absent: Don Benke, David Wiles

I. Approval of Minutes

- A. John Lusti called for a motion to vote on approval of the minutes from November 6, 2012 meeting 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 approved budget was recently mailed out to the membership with the Annual Disclosures. No other financial report was provided as new statements are not prepared.
- B. City Of San Diego Marti Emerald's Office: Tim Taylor welcomed homeowners to District 9. He reported that the San Diego Pedestrian Master Planned meeting is scheduled for tomorrow, the Property Value Protection Ordinance passed recently, a clean up was done of Montezuma Road and others will be enlisted to have this done in the future and the City has a holiday food drive coming up. Information on the City website was provided (<http://www.sandiego.gov/citycouncil.cd7/>) to sign up for the City newsletter and email blasts.
- C. Police Department Homeless Outreach Team- Officers from the Homeless Outreach Team were present to provide suggestions on how to deal with issues with homeless people in the Community canyons from Fairmont to El Cajon Blvd. and Montezuma to College. They informed homeowners that patrol officers are primarily responsible for enforcement and Dean Thomas is the officer that should be contacted for any Community issues. As the area of concern is private property, it was suggested that Management complete a Trespass letter every 6 months to be provided to the Community relations officer of the eastern division so that officers can get involved in any reported issues. The form is available on sandiego.gov under police/forms/trespass. APS will work to have this completed. The Board discussed also posting no trespassing signs in the canyon as well.
- D. CACC- Jose Reynoso addressed concerns with the bike lane on Montezuma. He reported that representatives from Mid-City, Kensington and Talmadge are working together on a proposal to beautify this area (Fairmont to College) and improve bike lanes. CACC has voted to support a proposal to be presented. There is hope of receiving funding from the Walk Safe to School program and other grants available. Jose Reynoso has contacted someone to render a professional drawing of the proposed changes to be presented. Wayne Breise offered to donate \$800 towards the \$1600 drawing on behalf of the Alvarado Estates.
M/M/S/P (Breise/Hinkle) – Motion to approve reimbursement to Wayne Breise in the amount of \$800.00 for expense and support of the project was approved unanimously.
- E. Property Managers Report: Tawny Tillinghast provided an update on a previous owner's delinquency and issues with collections.
M/M/S/P (Collins/Joyner) – Motion to approve moving forward with a skip trace on owner id 000079-02 and re-serving the person if they are found in California was approved unanimously.
- F. Architectural Report: Susan Crisafulli and LJ Joyner presented proposed architectural guidelines for the Board review. The Board confirmed that the Architectural Committee is already provided the authority in the governing documents to move forward on any violation issues and direct APS to send any needed letters.
- G. Community Park: Wayne Breise did not present a report. Ken Klayman suggested that a written maintenance and inspection procedure be set up for the tot lot to protect the association from any future liability issues in this area. APS to look into Association's with similar procedures for discussion.
- H. Gate Operations- LJ Joyner reported that the gate area has been resurfaced and due to a color error will be completed this week. Dennis Collins requested that APS release 3 Christmas bonus checks for the gate

attendants in the amount of \$150.00 to be sent to John Oscar Villa, Mary Lou Montgomery, and Georgui Vesselinov. Dennis Collins reported that the breakers at the gate were recently blown out with an electrical plug scorched. An electrician will be hired to look into the issue. He also reported that Michelle has asked him to put something in writing about gate procedures to be presented to new residents and that he has provided new written instructions for the gate attendants which will be emailed to the Board.

- I. Landscaping Report – No report.
- J. Streets – No report
- K. Newsletter-It was reported that the newsletter went out last week with two mistakes. David Wiles' phone number is 619-501-7700 NOT 619-414-4353. LJ Joyner's phone number should be listed as 619-269-0897. While the Board welcomes articles from homeowners editorials need to be started as such at both the beginning and end of the article.
- L. Social- Alfredo Valverde reported that the Social Committee just recently put together a great party.
- M. Web Publisher: No report

III. New Business – An issue was brought up regarding a recent complaint submitted for dogs barking. Tawny will draft a letter to be sent to the Board for review. Susan will send Tawny a copy of the complaint.

IV. Public Comment – None

V. Adjournment

- A. M/M/S/P (Valverde/Joyner) Alfredo Valverde called for the meeting adjournment at 9:20 pm.

Submitted by: Tawny Tillinghast

Approved by: _____ (Secretary)