



**Adams Avenue Business Association  
Minutes - Board of Directors Meeting  
December 2, 2025 @ 8:00am**

**Members Present:** David Harding, Mick Ward, Doug Generoli, Russ Vuich, Derith Mason, Meredith Walton, Kim James, Mick Ward, Tony Carrillo, Devon Jina, Ryan Altman

**Staff:** Scott Kessler, Executive Director, Julia Sanchez Assistant Director

**Guests:** Denise Arellano, Steve Kader, Luz Ramirez

**Present on Zoom:** Officer Jenny Hall, Victor Morales

**A. Call to order:**

**B. Introduction:**

**C. Additions/Deletions to Agenda:** Add Action Item to add Denise Arrelano to the BOD

**D. Announcements/Public Comment/NH News –David Harding (AABA) –** Little While Coffee opened, Cold Stone Creamery opens soon, JAX Atelier is closing due to the building being leased to another business.

**E. Guest Speakers: Officer Jenny Hall (SDPD) –** Unhoused couple has been trespassing on storefronts: Zac's Attic, Hannas Gourmet, Officer Hall advised getting a restraining order. **Luz Ramirez (EDD) –** We completed the AABA BID agreement with Scott and Julia, the process went smoothly.

**F. Action Items**

1. **Approve November Financials –M/S/P** Generoli/Vuich 9 members present/ 9 yes
2. **Approve December minutes - M/S/P** Vuich/Ward present 9 members present/ 9 yes
3. **Approve Denise Arellano to the BOD M/S/P** Mason/Generoli 9 members present/ 9 yes

**G. Discussion Items**

1. **Annual Breakfast meeting –** Will be held at The Rabbit Hole on Tuesday, February 3 at 8am. Adams Ave property owners have been invited to the meeting. We will talk about the proposed new MAD and will also be voting for Board members who are up for re-election.
2. **Annual Board Retreat –** Will be held at The Vibe on Tuesday, March 3 at 8:30am. In this meeting we will go over the Policy Procedures Manual, Conflict of Interest, plus all committees bring two items to put on the agenda to discuss.

**H. Committee Reports**

1. **Promotions/Business Planning & Development Committee** - (Ryan A.) – Spoke about all events for the coming year.
2. **Finance/Executive Committee** – (Doug G./ David H.) – Breakeven or small loss to the year. We mainly spoke of the new MAD
3. **Executive Committee** – (David H.) – We had a discussion of personnel matters and will follow up in the closed session.

**I. Staff Report:** Will mail out the Annual Report in 2 weeks – We are still waiting to receive completed DEI worksheets from a couple of Board members – Kensington sign/Holiday Tree repairs: lights

were fixed on the tree again. The lights need to be replaced; the current strands have been in use for 7 years. The Kensington sign went out; the sign repair company is coming out this afternoon.

**J. Adjournment at 9:00 am. M/S/P – Mason/Generoli**

**Next meeting: April 7, 2026**

Respectfully Submitted, Julia Sanchez