

**BALBOA TERRACE HOMES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING – August 2, 2021**  
**7:30pm - 9pm (via Zoom)**

**Board Attendance:**

Richard Hill  
Tom Cator  
Arlene Doyle  
Bill Thomen  
Jennifer Liu  
Jerry Bernstein  
Keith Gilles  
Marion Smith  
Robert Mann  
(Lee Jackrel joined at 8pm)

**Community Members Attendance:**

Cindy Hu  
Unidentified call-in user

**7:40 Presentation by Better SF Public Schools**

- **Speakers:** Jennifer Butterfoss and Patrick Wolff, Laura Kim
- **Purpose:** To reform public school governance by changing how the Board of Education is selected to attract people who focus on education over politics, and therefore having a BOE that is accountable, qualified, and competent.
- **Q&A:**
  - June 2022 ballot target (City Charter Amendment)
    - Language written
    - Signature gathering process, certified
    - Dept of Elections - place it on June 2022 ballot

**8:05 Approval of the Minutes of the March 1 and July 12 Board Meetings**

- Both minutes approved

**8:07 Q2 Financial Review**

- Financials approved

**8:10 Governing Documents Project – date to discuss current draft documents**

- Aug 28th @10am, Arlene's house

**8:22 Landscape Assessment Proposal from BAPS**

**Proposed landscape assessment triggers:**

- 1. Significant rodent or gopher infestation**
  - a. To determine: How BAPS properly assess without getting out of vehicle? Walk the neighborhood (vs. driving).
- 2. No visible signs of landscaping (living plant material)**
  - a. Absence of effort vs. zero-scaping, blighted properties
  - b. To determine: What counts as landscaping? Does a single rock/boulder count? Need to be specific in terms of guidance.
- 3. Property overgrown with weeds**
  - a. May need to be specific in terms of guidance.
- 4. No visible inoperable or abandoned vehicles or equipment on property**
- 5. Plantings or structures blocking common areas or sidewalks**
- 6. Other safety hazards: \_\_\_\_\_.**

**8:48 Accurate Maintenance of Member Ownership Records**

- Investigate, correct, get clear about gaps, issues
- Design clear, effective process going forward between Bill/Board and BAPS and collections to prevent these in future
- Cindy to circulate doc (process, outstanding Qs) to the entire Board for response. To pick up at the next Board meeting for next steps.

**9:01 Authorization to Record Notice of Default & Initiation of Non-Judicial Foreclosure (341 San Fernando Way)**

- Property sold
- Motion approved

**9:03 Adjournment**