

**Balboa Terrace Homes Association  
Board of Directors Meeting  
Monday, April 6, 2020**

The monthly Board Meeting was held via ZOOM due to physical distancing requirements dictated by the COVID-19 pandemic.

Directors Present: Richard Hill, Arlene Doyle, Jerry Bernstein, Bill Thomen, Tom Cator, Bob Switzer, Robert Mann and Elizabeth Khachigian

Directors Absent: Brigitte Churnin

President Richard Hill called the meeting to order at 7:30 p.m.

**Open Neighborhood Forum:**

Neighborhood homeowners were present and discussed the proposed windows standards which have been posted on the website for the past four weeks. The discussion concerned clarification of the standards and no specific changes were suggested.

**New Business:**

**MSC: The March 2, 2020 BTHA Meeting minutes were approved as submitted.**

**Old Business**

**MSC: The draft Windows Standards were approved as submitted.**

**MSC: The New Election Rules are approved as posted on the website subject to language clarification by outside counsel concerning circulation to Association members.**

**Committee Reports:**

**Finance Committee:**

No report

**Capital Improvements Committee:**

Tom Cator reported that DRT has made the repairs to the identified problem sites in the alleys. They will plan to return to do sealant and paving of the alleys that are not concrete once the weather warms up and they can legally do the work once the city allows them to work. They will provide a 10 day notice so impacted homeowners can prepare for traffic limitations associated with work on the alleys.

**Landscape Committee:**

Issues surrounding activities associated with the landscape committee were discussed.

Emil Sayada has agreed to join the committee.

**Architectural Review Committee:**

The committee has not met since the last Board meeting, and needs to meet to discuss some proposed projects.

**Governing Documents Committee:**

Elizabeth has agreed to take the lead on this Committee and work on the documents going forward to bring them into compliance.

The meeting was adjourned at 8:20

Respectfully Submitted,

Arlene Doyle, Secretary