

**Balboa Terrace Board of Directors Meeting
February 7, 2022**

The monthly Board Meeting was held via Zoom due to the COVID 19 pandemic

Directors Present: Richard Hill, Arlene Doyle, Jerry Bernstein, Bill Thoman, Tom Cator, , Robert Mann and Lee Jackrel

Guest: Cindy Hu

The meeting was called to order by President, Rich Hill at 7:33 PM

The Open Neighborhood Forum and Citizen Comments were postponed until later since the comments center around Senate Bill 9.

The January 2022 minutes were approved as submitted.

Bill Thoman presented the 2021 year end financial report as well as the 2022 budget proposal.

MSC: The 2021 Year End Financial Report was approved as submitted.

Old Business:

The governing documents are being reviewed by the attorney. The plan is to have the proposed governing documents available prior to the annual meeting on March 8, so that members of the association can review them prior to that time. The plan is to make them available on the website and on email.

MSC: The repair of 14 broken or leaking sprinkler heads is approved. The cost is \$2,100.

Workers compensation insurance is advised by our broker ant BAPS in the event that a contractor does not have insurance. This issues should be raised at the annual meeting on March 7. Robert volunteered to discuss the issue with Lisa at BAPS.

Cindy Hu announced that there will be a raffle to encourage voting for the board. Each ballot entered will be entitled to entry for one \$50 gift cards from local merchants. There will be a total of four gift cards. Nominees, the election officials and present board members are not eligible for the prize.

Robert Mann discussed the landscape policy which was previously approved by the board. A proposed letter is being worked on and a walk through with BAPS is anticipated in order to initiate the process.

New Business:

Tom Cator discussed both Senate Bills 8 and 9 which eliminate discretionary review for construction involving exterior changes in property.

Tom discussed the bills with legal counsel, Andrew Junius, a land use attorney in San Francisco to determine what, if anything, the association could do to enforce our governing documents where they are in conflict with the bills.

A state designation as a historic district would be an effective tool to preserve the historic significance of the neighborhood. Even without such a designation, it was felt that subdividing lots as outlined in the Senate Bills would not be feasible given the lot sizes.

In terms of applying for state designation as a historic district, the application process takes 6-9 months. Presently, if a majority of the homeowners disagree with the proposal, it dies. The planning office thinks that this may change to make it a majority of homeowners to get the application passed. The cost of this effort is estimate to exceed \$50,000 and would likely require over 6 months for the state-level approval.

The issue of ADUs was also addressed. How does the association work with the city concerning notification of additional units? How do we resolve discrepancies between the association, the city and the state?

It was felt that in order to determine the appropriate steps in the future, we need to have the right attorney to deal with Senate Bills 8 and 9. There was discussion about discussing these issues with other associations (St. Francis Woods or Westwood Park) to see what steps they are taking concerning the same issue.

It is also necessary for someone to meet with Historic Planning as soon as possible. Will a historic designation require discretionary review and notification to the HOA members? Robert Mann agreed to contact historic preservation to discuss these issues.

Cindy advised the board that the ballots for the upcoming election have been mailed.

Steve Snyder advised the board that the old documents have been reviewed and reduced to 4 bankers boxes. He suggested that the documents be made into digital files and moved into Google Drive.

The meeting was adjourned at 8:55.

Respectfully Submitted,

Arlene Doyle, Secretary