

**Balboa Terrace Homes Association
Board of Directors Meeting
Monday, December 5, 2022**

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

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

Guests Present: Cindy Hu

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

Open Neighborhood Forum:

No attending members had any comments

New Business:

MSC: The November 2022 BTHA Meeting minutes were approved as submitted.

MSC: The November 2022 Executive Session Meeting minutes were approved as submitted.

Cindy Hu reported that the Annual Meeting is scheduled for March 14, 2023. Arlene will check on a location for an in-person meeting. The deadline for candidate submissions is January 5, 2023. Notice of the Annual Meeting needs to be provided to homeowners 30-90 days prior to the meeting. Bob Switzer suggested that a forum be provided for candidates to speak so homeowners have a better idea of candidates and their positions on issues affecting the neighborhood.

Old Business

Rich Hill stated that there has been no response from the attorneys concerning the changes to the second draft of the Governing Documents. He will contact the attorney again and remind them that no invoices will be approved until we have received comments to the second draft. We are hoping to have the Governing Documents available for review on the website prior to the annual meeting so homeowners have a chance to review them.

Committee Reports:

Finance Committee:

Bill Thomen reported that the October financials are financially on track. No money was withdrawn from reserves. The receivables have dropped \$1,300 down to approximately \$8,000 due to collection of delinquent dues from a number of homeowners. Bill does not recall the receivables being this low in the recent past.

Landscape Committee:

Robert Mann reported that the City came and cleaned up the Junipero Serra easement and is planning to dig up the water pipes and repair the leaks. Until then, 150 pounds of wildflower seeds have been scattered over the area to enrich and beautify the area while we wait for the City to act. The City has indicated that they have money to assist us in developing this area as long as we plant trees. The type, number and size of the trees will be addressed as we proceed.

Robert reported that Project Curb Appeal has resulted in a number of new lawns and new landscaping projects throughout the neighborhood. There have been 14 responses to the 38 notices sent, with 12 of the homeowners fixing the addressed problems. For those homeowners who have not addressed the problems stated in the letters, a second letter will be sent advising them of a hearing on January 9, 2023 which they are invited to attend to discuss their situation.

ARC

Jerry Bernstein reported on the following homes:

184 Aptos is installing wood windows in the front of their home

215 San Leandro

40 Aptos

300 Darien – the permit has been suspended and there is a hearing scheduled with the City and homeowners this month.

The meeting was adjourned at 9:05

Respectfully Submitted,

Arlene Doyle, Secretary