

**BALBOA TERRACE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING - FEBRUARY 6, 2023**

Due to the COVID pandemic, the meeting was held via Zoom

Directors Present: Rich Hill, Jerry Bernstein, Arlene Doyle, Keith Gillless, Lee Jackrel and Mike Schlemmer

Guests Present: Cindy Hu, Gregangelo Herrera, Amy Loehrer, and Honoria Sarmento

The meeting was called to order at 7:35 by president, Richard Hill

During the open forum, Poland Hung, the owner of 255 San Benito expressed concerns about the assessment increase.

There were no other comments raised by association members during the open forum

MSC: The January minutes were approved as submitted.

Rich Hill reported that Bill Thomen and he reviewed the financials for December, 2022. The accounts receivable are down to approximately \$7,000. Expenses are up due to attorney fees associated with drafting of the new CC&Rs.

Cindy Hu reported on the election of the new board of directors. Under the present law, if there are not more individual candidates than open positions, the nominated board can be elected by acclamation. Election by acclamation can occur only three years in a row before a traditional election must be conducted, no matter how many candidates are running for open positions.

Each of the candidates present at the meeting had an opportunity to introduce themselves and discuss their priorities as a candidate.

MSC: The slate of directors was accepted by acclamation. The election of the new directors will take affect at the Annual Meeting. The new board of directors is:

Jerry Bernstein  
Arlene Doyle  
J. Keith Gillless  
Gregangelo Herrera  
Rich Hill  
Lee Jackrel  
Dao Jensen  
Amy Loehrer  
Honorio Sarmento  
Michael Schlemmer  
Bill Thomen

There will be a Town Hall meeting via Zoom on Wednesday, February 22 at 7:30. Our attorney, Melissa Bauman Ward will be present to answer questions and comment on the proposed CC&Rs.

The Annual Meeting will take place on Tuesday, March **14 at** 7:30 at St. Francis Episcopal Church. The main focus of the meeting will be the governing documents.

The meeting was adjourned at 8:31.

Respectfully Submitted,

Arlene Doyle, Secretary