

Balboa Terrace Homes Association

Board of Directors Meeting

Monday, January 13, 2020

The monthly Board Meeting was held at The Christian Science Church at 175 Junipero Serra Blvd

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

Directors Absent: Emily Tam, Brigitte Churnin and Bob Switzer

President Richard Hill called the meeting to order at 7:34 p.m.

Open Neighborhood Forum:

Ashley Murray from Mayor Breed's office introduced herself. Ms. Murray provides Community Liaison for District 7. Her contact information will be posted on the BTHA website. The major issues that have been identified in District 7 include pedestrian safety, homelessness, campers at Lake Merced and the SFMTA.

Members addressed concerns about the city's plans for ADUs which are in conflict with our neighborhood's CC&Rs as well as decreased police staffing at Taravel Police Station

MSC: The October 2019 and November BTHA Meeting minutes were approved as submitted.

MSC: The December minutes were approved as submitted. There was not a quorum at the December meeting.

New Business

MSC: Elizabeth Khachigian was appointed to a board membership.

MSC: The new Delinquent Assessment Collection Policy is adopted and will be posted on the website.

MSC: The board agreed to contract with United Recovery Services, LLC dba United Trustee Services for potential collection of delinquent assessments.

Letters will be sent out to homeowners who are delinquent advising them of the amount due, as well as the possibility of Small Claims Court action or referral for debt collection.

MSC: Bruce Inman is retained as the HOA attorney as needed.

Due to recent changes in California state law, the election of board members needs to be rescheduled. This issue as well as ADU issues will be discussed with the Mr. Inman by phone on Wednesday, January 15 at 4:30

Old Business

Tom Cator reported on the proposed alley repair work.

MSC: The board approved a short contract with Kilford Engineering to correct the flooding problem at 161 San Rafael for \$68,212.

MSC: The board approved a contract with DRT to seal and repair all alleys for \$26,150.

Committee Reports:

Finance Committee: Bill Thoman provided the December financial report

MSC: The December financial report is accepted as submitted

Architectural Review Committee:

The window policy was discussed

Capital Improvements Committee:

No report

Landscaping Committee:

Tom Cator reported on the bids for landscape maintenance. ABM did not respond to the request for a bid. Both Cuchina and Terra responded with detailed bids. Based on cost as well as recommendations from the St Francis Woods Homes Association the board voted to contract with Terra.

MSC: A contract with Terra Landscape is approved for \$900/month based on the submitted scope of work presented by Terra in their bid.

The meeting was adjourned at 8:45

Respectfully Submitted,

Arlene Doyle, Secretary