

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 9, 2023

Due to the ongoing COVID pandemic, the meeting was conducted via Zoom,

Directors present: Rich Hill, Arlene Doyle, Robert Mann, Bill Thoman, Lee Jackrel, and Keith Gillis.

Cindy Hu attended as a guest.

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

There were no comments from the association members present.

The December minutes were approved as submitted.

Bill Thomen and Rich Hill reviewed the November financials. The accounts receivable have dropped to \$7,000, the lowest amount in several years.

There are billing issues with BAPS. Our contract with them is an annual amount of \$3500 for consulting. Given the other issues that BAPS has been involved with, their expenses have been budgeted for \$7500-\$8000 annually. Without any notice, BAPS submitted a bill for \$10,000 for the past 6 months. Rich and Bill will be contacting them to discuss the billing issue.

Robert Mann reported on ARC.

Solar panel installation is going forward on several homes.

Project Curb Appeal has resulted in most neighbors responding to the notices that were sent by BAPS. There are eight remaining violations that have not been addressed by home owners. A second letter will be sent and a hearing will be scheduled for each of them.

Cindy Hu reported on the upcoming election for the board of directors. Applications were submitted by 11 candidates. There are 11 board seats to the election can be done by acclimation. No ballots will be dispersed.

Arlene Coyle contacted St. Francis Episcopal Church and the Annual Meeting will be held there. We are required to provide a 30 day notice to the association members. Attendance might be improved if there is a guest speaker.

Rich Hill reported that we now have the proposed governing documents. A Town Hall is planned for February 22 which will be attended by the attorney who has been involved in their preparation. A major effort will need to be made if we hope to approve these documents. The Association can go to court if we are unable to get enough votes to approve the new governing documents.

Robert reported that the Junipero Serra easement project should start in January.

During the most recent storms, all of the storm drains functioned.

The winter View From the Terrace is being prepared.

The meeting was adjourned at 8:33.

Respectfully Submitted:

Arlene Doyle, Secretary