

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING - JUNE 6, 2022

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

Directors Present: Rich Hill, Jerry Bernstein, Arlene Doyle, Robert Mann, Tim Healy, Keith Gillis, and Mike Schemer

Guests Present: Cindy Hu

The meeting was called to order at 7:32 by president, Richard Hill

Karen Hu raised concerns about how to implement the landscape guidelines when the state has recently passed legislation related to ornamental garden watering. She also expressed concerns about whether the association is precluded from watering common areas. Robert Mann stated that San Francisco is not covered by this legislation.

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

MSC: The May minutes were approved as submitted.

The minutes from the 2022 Annual meeting have not been voted on. The minutes need to be corrected to reflect that 151 ballots were received; 150 ballots were valid; and 145 were needed for a quorum.

MSC: The minutes of the 2022 Annual Meeting were approved as corrected.

Rich Hill reported that Bill Thomen and he reviewed the financials for May.

Tom Cator has resigned from the board because he and Becky are moving out of the neighborhood. He will be missed by everyone.

Rahoul Seth will consider rejoining the board.

Rich reported that he received a message from a representative of Ingleside Terrace raising concerns about the plans for high rise residential towers in Stonestown. After discussion we concluded that BTHA's main concern with the planned development involves transportation issues.

Rich asked if anyone is interested in participating with the West of Twin Peaks Council. The participant does not need to be a board member. This issue will be raised in the next edition of the View.

Robert Mann provided an update on Project Curb Appeal. Cover crops were established in April, 2022 following weed removal and general clean up of the area. Red clover was planted to begin the refurbishment of the soil. The clover looked attractive until it began to suffer from the present drought conditions. While there is presently no working source of water, there is standing water in the area behind the bus stop. No one is certain which agency is responsible for the underground pipes in the Junipero Serra easement. Robert will reach out to Supervisor Melgar's office.

The easement is also experiencing a severe gopher infestation. The gopher removal has been championed by Kai Ming Yuan who is discouraged by negative comments he has received

from some neighbors. Keith will reach out to him to see if he can improve the situation. A class given by Kai on learning about gopher extermination was suggested.

Robert Mann reported on the landscaping enforcement process. After doing a walk through with BAPS and several board members, BAPS submitted images that are low resolution and difficult to see. The descriptions of their walk through did not match our violation standards. Robert is attempting make this process viable.

Jerry Bernstein reported on ARC. 315 Santa Ana has plans for side stairs going to their lower level. The proposed stairs go to the property line in violation of our CC&Rs. The neighbors need to receive written notification of the plans.

Rich reported that there is no word yet from the attorney on the governing documents. He has advised the firm that there will be no payments made until some work product is delivered to us.

The meeting was adjourned at 8:30 pm

Respectfully Submitted,

Arlene Doyle, Secretary