

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING - MARCH 7, 2022

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

Directors Present: Rich Hill, Jerry Bernstein, Tom Cator, Arlene Doyle, Robert Mann, William Thomen, Lee Jackrel, Marion Smith

Guests Present: Cindy Hu

The meeting was called to order at 7:33 by president, Richard Hill

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

The February minutes were approved as amended.

The minutes from the September 2021 meeting need to be amended to include approval of the 2020 financial statements.

Bill Thomen reported that the January financials were reviewed by Bill and Marion Smith and found to be in order.

Bill also reported that the 2021 financials were reviewed by the firm of Levy & Erlanger. The review was not an audit. The financials were converted from cash to accrual method and the format was changed to that of a non profit organization.

MSC: The review shall be posted on the website

Cindy Hu reported on the status of the election. At this time, 140 ballots have been received. 145 ballots are needed for a quorum. The ballots are due by 5pm tomorrow, March 8, 2022.

The Annual Meeting is scheduled for Tuesday, March 8. The meeting will begin at 7:30, but zoom will begin at 6:30 as the inspectors of election count the ballots.

Robert Mann has prepared the deck for the Annual Meeting. At present, topics to be covered will include:

1. Results of the election
2. Graphics of the financials
3. Discussion about the governing documents

Tom Cator reported that Kai Yuan has trapped 350 gophers on the easements.

MSC: Kai Yuan shall be gifted \$300 in appreciation for his work in dealing with the gopher issue.

Bill Thomen discussed the change in the due date for the HOA dues this year. BAPS sent out the invoices late in February, making the March 1 due date unreasonable. Due to the late invoice receipt, the due date for dues is changed to April 1 this year only.

There was discussion about the repeated problems we have experienced with BAPS. There was agreement that we need to be more proactive in our communication with BAPS. Dues statements need to be sent out in January next year.

Cindy reported that the Welcome Committee has provided 10 new owners with welcome baskets.

Robert Mann reported on the landscaping enforcement process. He will walk the neighborhood with BAPS to identify properties that are out of compliance with the landscape guidelines. BAPS will need to provide a date when the walk can take place.

It was suggested that the homeowners association establish its own Zoom account .

Arlene will reapply for a permit with the SFUSD to use Commodore Slot for monthly meetings

The meeting was adjourned at 8:32 pm

Respectfully Submitted,

Arlene Doyle, Secretary