

Balboa Terrace Homes Association

Board of Directors Meeting

Monday, May 4, 2020

Due to the COBID 19 pandemic, the monthly Board Meeting was held via Zoom.

Directors Present: Richard Hill, Arlene Doyle, Robert Mann, Jerry Bernstein, Bill Thoman, Tom Cator, Bob Switzer, Elizabeth Khachigian and Brigitte Churnin

Guest Present: Melissa Hajostek

President Richard Hill called the meeting to order at 7:30 p.m.

Open Neighborhood Forum:

Minor Lowe asked the board to remind homeowners that trucks over 3 tons are not allowed in the easements. His concern involved damage to one of his trees by a truck far in excess of the allowed weight.

It was decided that inclusion in the View From the Terrace would provide a good venue for advising our members

New Business:

MSC: The April 2020 BTHA Meeting minutes were approved as submitted.

Tom Cator discussed a Memorandum of Understanding with St. Francis Woods concerning the median on Monterey adjacent to 201 San Benito. Terra is proposing installation of an irrigation system as well as landscaping with possible removal of the cherry tree and sod while planting 4 ironwood trees and agapantha surrounded by mulch for a cost of approximately \$10,000. There was discussion about the Association's ability to pay for this project. Bill noted that we had budgeted \$10,000 for landscaping. There was discussion about whether or not to keep the cherry tree. Tom will discuss the issue with the Terra representative. Work on this easement had previously been sent out for bids prior to our involvement with St Francis Woods and Terra.

MSC: The April 20.2020, MOA with St Francis Woods and Terra for landscaping the Monterey median was approved. Tom Cator brought up the issue of the irrigation system for the easements. Terra has provided a bid to replace the fixed spray nozzles with rotating heads. The bid includes installation, warranty and maintenance for \$9,920.

Due to a procurement policy requiring bids on work in excess of \$5,000, other firms will be explored for this work. Melissa cautioned the board on the pitfalls concerning warranties if one firm does installation and another firm is involved with maintenance.

MSC: Melissa will obtain unit pricing for equipment in the next 30 days from a firm that she has done business with in the past.

Committee Reports:

Bill Thoman reported that we continue to have receivables of approximately \$20,000. 14 properties owe assessments for more than one year for a total past due amount of \$9,000. 35 properties are delinquent on payment of this year's assessment, and 35 properties have not paid the 5% additional assessment. Recognizing the financial impact of the pandemic, amnesty proposals need to be considered. Bills will be sent out in June with subsequent discussion about use of a collection agency.

The meeting was adjourned at 8:40

Respectfully Submitted,

Arlene Doyle, Secretary