

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING – MAY 3, 2021

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

DIRECTORS PRESENT: Rich Hill, Bill Thomen, Jennifer Liu, J. Keith Gilles, Marion Smith, Robert Mann, Tom Cator, Jerry Bernstein, and Arlene Doyle

GUESTS PRESENT: Reuel Daniels from Brookfield Property Melissa Hajostek and Lisa Triplett from BAPS

President Richard Hill called the meeting to order at 7:32 pm

Open Neighborhood Forum:

None of the neighbors attending the meeting presented any issues which they thought should be addressed by the board.

Reuel Daniels from Brookfield Property did a presentation on the redevelopment plans for Stonestown over the next 10-15 years. She described the plans as transforming the area from commercial to a community development with a thriving town center which will be built in phases providing 2900 new residences.

Melissa and Lisa presented a proposal for BAPS to do inspection and enforcement of landscaping maintenance. They suggested a gradual implementation beginning with an advertisement to the neighborhood of the goals and process of the program which would be designed to provide a vehicle for resolution of violations. The cost of the program is projected to cost \$1200 quarterly initially with an anticipated decrease in expense as the time to conduct inspections drops.

New Business:

The quarterly financial statement was accepted as reviewed by Bill Thomen and Marion Smith.

Jerry Bernstein encouraged homeowners to participate on the Architectural Review Committee. You do not need to be a board member to be on the committee. An invitation will be posted on the website.

Tom Cator requested an additional \$1700 for KCA Engineers, Inc. to do an additional topographical drawing of the concrete alley between Santa Ana Ave. and San Leandro Way.

The Board previously informally agreed to this contract modification in an email vote because the work is necessary to address alley flooding and repair.

MSC: \$700 is approved for additional grinding work by Casey Engineers.

There was discussion about the need for flexibility in future work orders to prevent work delays.

MSC: All contracts will allow for a 15% change order at the discretion of the contracting board member. The change order shall not be included in the initial contract language

Landscaping Committee:

Robert Mann discussed tentative plans concerning the Junipero Serra easement.

The meeting was adjourned at 9:12.

Respectfully Submitted,

Arlene Doyle, Secretary