

BALBOA TERRACE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MAY 2, 2022

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

Directors present: Rich Hill, Bill Thoman, Arlene Doyle, Tom Cator, Jerry Bernstein, Robert Mann and Keith Gillis.

There were no comments from the guests present.

The April minutes were approved as submitted.

Bill Thoman presented the financials for the first quarter. On time payments from homeowners have increased. This was felt to be due to both the improved mailing list which has been revised through the hard work of both Cindy and Steve as well as the financial impact on previously delinquent accounts.

MSC: The first quarter financials are accepted as submitted.

The financials will be posted on the web site.

The new officers for the coming year were nominated and approved by acclamation:

MSC: The officers for the coming year are:

President, Rich Hill  
Vice President: Robert Mann  
Treasurer: Bill Thoman  
Secretary: Arlene Doyle

Tom Cator is moving from the neighborhood and has submitted his resignation to the board. Tom will be greatly missed. All of the HOA items that he had in his garage have been moved to Arlene's garage.

With Tom's resignation, there are now two vacancies on the board. New board members need to be recruited.

Tom Cator reported that Terra needs to treat the new ironwood trees on Monterey. The trees have blight. Treatment will cost \$670.

MSC: Treatment for thrip blight of the ironwood trees is approved for \$670.

Keith has agreed to take over as the contact person for communication with Terra.

Jerry Bernstein reported on ARC.

There has been one request for installation of solar this month.

Robert Mann reported on the walk through with BAPS to initiate the landscape review process.

The walk through also highlighted a number of sidewalks that need repair. Homeowners need to be reminded that they are responsible for maintenance of the sidewalks in front of their home to the curb.

Rich Hill reported on the progress with the governing documents. Nathan McGuire with the Adams Sterling Law Firm has had our initial drafts of the updated documents for a number of months. He has reviewed the bylaws but feels that our main issue is our CC&Rs which are woefully inadequate in their present state. Nathan has proposed that he send the board a questionnaire and he will then prepare a first draft of the updated CC&Rs once the questionnaire has been completed and returned.

The main hurdle for passage of the CC&Rs is likely to be the new length of the document. It is presently 3 pages in length but will likely be 60-80 pages long in order to comply with Davis Sterling. The CC&Rs need to be in compliance with the law in order to provide legal protection for the HOA.

Nathan has promised a first draft by May 31.

Rich Hill brought up the issue of returning to live meetings at least a few times a year. Arlene agreed to discuss use of St. Francis Church for those meetings.

The meeting was adjourned at 8:38.

Respectfully Submitted:

Arlene Doyle, Secretary