

**Balboa Terrace Homes Association
Board of Directors Meeting
Monday, October 7, 2019**

The monthly Board Meeting was held at the Christian Science Church, 175 Junipero Serra Blvd

Directors present: Richard Hill, Arlene Doyle, Tom Cator, Jerry Bernstein, and Bob Switzer

Directors absent: Tom Cator, Emily Tam, Brigitte Churnin

Guests: None

President Richard Hill called the meeting to order at 7:36 p.m.

Open Neighborhood Forum

There was general discussion concerning the addresses posted for tonight's agenda on the website versus those on the written agenda for discussion by ARC at tonight's meeting. The only addresses that will be discussed are those that are posted on the website.

There was discussion about the changes in the timing of the sprinklers on the easement. The timing has been reduced due to rapid growth of the lawn between mowings.

September 2019 BTHA Meeting Minutes

MSC: The September 2019 BTHA Meeting minutes were approved as submitted.

Old Business

- 1) Rich Hill announced that the revised delinquency policy was mailed to all homeowners on September 17, 2019. To date no comments have been received concerning the policy. Following a 30 day waiting period, if no comments have been received, the policy will be voted upon at the board meeting. If comments are received that necessitate changes to the policy, those changes will be made.
- 2) At this time, 43 properties are delinquent in their dues. Arlene Doyle searched the records at the Assessor's office to determine the accurate information about the owners of the properties in question. A large percentage of the properties appear to be in the name of a bank or savings institution without any individuals listed as owners. This issue will be further investigated.

Alley Repairs

Tom Cator provided the following report:

- 1) 340 Santa Ana – the PUC looked at the sinkhole and asked the owner to have the pipe scoped. The BTHA made the same request. To date, there has been no response from the homeowner
- 2) Three contractors have looked at the alleyways and two have submitted bids for repairs. One of those bids is incomplete.
- 3) 161 San Rafael has water ponding in the garage when it rains. This presents a potential electrical issue with standing water near an electrical source.
- 4) The City repaired the hole in the easement behind 320 San Leandro. Apparently ownership of the easement varies throughout the neighborhood.

- 5) Tom will contact Recology to discuss moving trash pick up from the alleyways to the streets for those homes that presently have trash pickup in the alleyways.

MSC: Up to \$2500 is authorized to hire an outside professional who can define necessary drainage and repair work that needs to be done and review bids.

Architectural Review Committee

- 1) 255 San Benito - Deferred for discussion with counsel.
- 2) 265 San Leandro – The plans have been discussed with the homeowners and approved subject to minor changes
- 3) 381 San Leandro – The issue has been resolved
- 4) 340 Santa Ana – The alley issue is being explored

Governance Committee

Danielle has reconfirmed her commitment to working on the governing documents

Landscape Maintenance

1. Discussion about the rebids for the landscaping is deferred until the next meeting.

Other Business

Tom Cator announced that postcards have been sent to residents on Darien about plans for traffic calming. Robert Mann was told that there are no plans to put a stop sign on Darien at Santa Ana inspite of numerous accidents at that intersection. Robert man requested a meeting with Supervisor Yee. To date there has been no response from Supervisor Yee's office.

Arlene Doyle reported on the picnic held yesterday. It was attended by 50-60 neighbors and a wonderful time was had by all. Thanks to William Chow for use of his barbeques for the event, and Steve Snyder for all of his help before and during the event.

Meeting was adjourned at 8:10 PM.

Respectively Submitted,

Arlene Doyle, Secretary