

Balboa Terrace Homes Association
Board of Directors Meeting
Monday, September 9, 2019

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

Directors Present: Richard Hill, Arlene Doyle, Robert Mann, Jerry Bernstein, Bob Switzerland and Bridgette Churnin

Directors Absent: Tom Cator, Emily Tam and Bill Thomen

Guests: Melissa Hajostek, COO, BAPS

President Richard Hill called the meeting to order at 7:35 p.m.

Open Neighborhood Forum:

There was general discussion concerning anticipated dues increases. Due to the cost of capital improvements, new costs for water consumption in the common areas as well as the contract with BAPS, some increase in the cost of annual dues is expected.

Karen Hu presented a proposed outline to be used when formulating a new policy. The board agreed to take the proposal under consideration.

The landscaping committee was thanked for getting water back on in the easement.

Questions were raised concerning guidelines for window replacements.

Transitioning overhead power lines behind some homes to the underground status enjoyed by the majority of home in the neighborhood was discussed

The issue of setbacks at 381 San Leandro was raised.

MSC: The August 2019 BTHA Meeting minutes were approved as corrected

Old Business

Rich Hill addressed the status of the draft of the revised delinquency policy and noted suggested changes made by members.

MSC: The amended draft of the Delinquency Policy will be posted on the website and sent to members.

Bay Area Property Services (BAPS) Report:

1. Melissa Hajostek provided itemized bids from two landscaping firms for general maintenance of the common areas. Our present landscaper did not reply to the request for a bid. Melissa was given new contact information and ABM will be approached and given 30 days to respond before we make a final decision.

Committee Reports:

Architectural Review Committee:

1. A letter has been sent to the owners of 346 San Benito
2. A letter has been sent to the owners of 265 San Leandro
3. A letter had been sent to the owners of 325 San Fernando approving their plans for windows. However, the City has determined that we are an historic district and has rejected wood clad windows that have been approved in the past. The City is now

requiring solid wood windows on the front of homes in Balboa Terrace

The committee has determined that 135 Darien has violated the CC&Rs by paving the front of their property. The matter has been referred to the entire board, and the home owners can schedule a meeting with the board to appeal the decision.

Capital Improvements:

1. Jerry Bernstein reported that the committee has narrowed their discussions to two design contractors. The committee is hopeful that it will have comparable bids within the next 4 weeks. The committee needs to prepare a scope of work and provide a budget request.

2. Tom Cator will be back in town on September 17, and will be meeting with Black Diamond Paving to discuss sinkhole repairs as

New Business

A View From the Terrace is in the mail.

Brigette Churnin reported that the crosswalks at the Upland easement from San Benito to San Fernando have been designated Safe Zones by SFUSD. Signage and speed humps are scheduled for installation to slow traffic and improve safety.

Robert Mann reported that speed bumps will be installed on Darien since the City has determined that traffic on that street travels in the top 85% of speed on comparable streets in the City. No stop sign will be installed on Darien at the corner of Santa Ana due concerns about traffic backups along the length of Darien.

The meeting was adjourned at 9:15

Respectfully Submitted,

Arlene Doyle, Secretary