

BALBOA TERRACE HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

October 4, 2021

Directors Present: Rich Hill, Arlene Doyle, Robert Mann, Tom Cator, Jennifer Liu, Marion Smith, Bill Thoman, Lee Jackrel

Guests Present: Cindy Hu

The meeting was called to order by President, Rich Hill at 7:30.

None of the guests present had any comments to offer.

MSC: The minutes from the September 13 meeting were approved as submitted.

The monthly financials for August were reviewed by Bill Thoman and Marion Smith and accepted by the board.

Due to inconsistent mailings to Bill by the Title Companies when ownership of homes changes, Bill suggests that BAPS fill out the HOA demand documents going forward. There will be no costs incurred by the HOA since costs are billed to the owner of the property by the Title Company as part of the closing costs.

MSC: BAPS will handle the HOA demand documents going forward

ARC:

300 Darien has received two major violations from the City's historic planning committee.

1. The committee is demanding that the owners reinstall the original wood windows. Where original windows cannot be installed, replacements must be like-wood windows.
2. The demolition has exceeded the permitted limitations and constitutes a demolition of the entire house.

The committee will be advised as issues are resolved.

315 Santa Ana has submitted new plans for the front scape of the property which include elimination of almost all landscaping and inclusion of a fountain which is considered a structure and is not permitted by the CC&Rs.

A new process has been suggested for homes when title is changed. Once the HOA is notified of a change in ownership, a member of the HOA will contact both the buying and selling real estate agents and speak with the prospective new homeowners to advise them of the need for HOA approval for changes to the exterior of the property. This communication has already taken place concerning 350 San Leandro and 110 Aptos.

Tom Cator discussed issues concerning construction activity and damage to sidewalks. He has discussed this with the owner of 240 Santa Ana and the owner is prepared to address the issue.

The issue of maintaining accurate member ownership records needs to be addressed. Bill Thoman and any relevant Board members need to advise Cindy Hu, Steve Snyder or Kathleen McDonough with information concerning pending changes in ownership. Once the deed finalizes, BAPS will confirm the changes in ownership.

Cindy, Steve and Bill are prepared to document the current process and share with the board in order to memorialize the process so it can continue without interruption as committee and board members change.

Robert Mann discussed the new California Legislation affecting RH1 zoning. The main issue is the change in the ability to build multiple dwellings on each lot. This legislation would override the Association CC&Rs.

However, BTHA is categorized as "Historic for planning purposes which may allow the area to be exempted from SB9. Research needs to be conducted so we know our options and understand what carve outs exist for historic zones, and whether BTHA qualifies for an exemption.

It was suggested that we get legal advice from specialists familiar with this issue. Additionally, Robert has two key contact with the City and will communicate with them. Robert will also reach out to Richard Brandi to learn more about historic qualifications.

Cindy Hu presented issues concerning a time line for the annual election of the Board of Directors. As an inspector of the last election, she has intimate knowledge of the timing issues that are mandated in the election process.

MSC: The election must be announced and selected candidates willing to serve on the election committee and candidates willing to act as inspectors of election must be proposed by November 15.

Arlene has agreed to have a table at the Halloween festivities to recruit interested parties. Gregangelo will make a quick announcement at the event. Arlene will work with Cindy to have handouts available to interested individuals.

Neighborhood safety and security issues have been raised by a number of residents. San Francisco SAFE helps neighbors with neighborhood watch but require a percentage of residents to participate. If we can get neighbors involved, SAFE is a great resource, but if we cannot accomplish that, what are we willing to do for ourselves?

Tom proposed asking an officer from Taravel Police Station to attend an upcoming meeting. He has been in contact with the officer who focuses on neighborhood safety, and the number one recommendation is to have homeowners install cameras that can monitor activities on the street. Tom will ask that the officer provide us with a list of best practices. A focus on participation and an outreach effort will be promoted in the winter edition of the View from the Terrace. Some of these best practices might be available at Arlene's table at the Halloween festivities.

The meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Arlene Doyle, Secretary