

**Balboa Terrace Homes Association
Board of Directors Meeting
November 6, 2023**

The regular meeting of the Board of Directors of the Balboa Terrace Association was held on November 6, 2023 via Zoom because of COVID precautions.

Attendance: Richard Hill, Keith Gilless, Michael Schlemmer, Honoria Sarmiento, Lee Jackrel

Guests: Michael Farrah, Cindy Hu and Robert Switzer

Because we did not have a quorum in attendance, no actions were taken by the Board of Directors at the Board meeting.

Michael Farrah, Legislative Aide, District 7 Supervisor Myrna Melgar, was invited to share with the Board new city and state housing laws regarding Accessory Dwelling Units (ADU) and recent upzoning. There was extensive discussion around how our Balboa Terrace HOA CC&Rs would work with the new laws and which would supersede. Because these laws are still under review by the city and state, Michael was invited to return to give us an update at a future Board meeting.

Richard briefly touched on the Q3 Financial Report; however, a full review will be done at the December 4 Board of Directors meeting. He confirmed that \$100,000 from the Reserve Account has been invested in interest-bearing accounts.

Rich will check with Bay Area Property Services about mailing and contents of "Annual Budget and Policy Disclosures" to HOA members.

Rich noted that a new "red-lined" version of the CC&Rs and Bylaws will be ready for review within the next seven to 10 days.

Cindy Hu gave brief recaps of fourth annual Halloween Parade and Pizza Party on Oct. 29 and status of Board of Directors election.

Lee Jackrel, Communications Committee member, requested that Board members review the FAQs so that they can be approved at the December Board meeting and posted on the Balboa Terrace website.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Honoria Sarmiento
Vice President