

**Balboa Terrace Board of Directors Meeting
November 7, 2022**

The monthly Board Meeting was held via Zoom due to the COVID 19 pandemic

Directors Present: Richard Hill, Arlene Doyle, Jerry Bernstein, Robert Mann, Tim Healy, Mike Schlemmer, Keith Gillis and Lee Jackrel

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

During the Open Neighborhood Forum the owners of 185 asked about the steps that they should take to comply with guidelines from ARC during upcoming construction. Jerry will discuss steps with them.

The September 2022 minutes were approved as submitted.

The October 2022 minutes were approved as submitted.

Rich Hill presented the financial report for the third quarter of 2022. Receivables are down to \$9,000 due to payment of past due assessments by some of the delinquent owners. No expenditures were taken from reserve account. To date \$14,000 has been spent on legal fees for preparation of the governing documents. Landscaping expenses are higher than was budgeted, but all board members agree that the quality of the work has been improved significantly.

Cindy Hu reported on the Halloween parade and party. She estimated that approximately 150 people came and enjoyed music, a parade, treats and pizza. Everyone agreed that the Halloween celebration seems like a much better way to bring the neighborhood together than the picnic that used to be sponsored by the board. Arlene will write a thank you note to the Duggins for the donated pizza.

On October 24, BAPS mailed out information about the scheduled election. The mail arrived on October 31. The deadline for candidates to submit their applications to run for the board is January 5, 2023. Cindy and Gary Egan have agreed to join Alexa Vuksich as directors of election.

Rich and Bill will discuss mailing the budget and a mini study reserve for 2023.

MSC: The approved budget for 2023 will be posted on the website.

ARC: Jerry Bernstein reported on the following properties:

184 Aptos is doing interior work only

346 San Benito has proposed a fence that complies with guidelines

300 Darien – no changes

275 San Benito is doing extensive interior renovations

Old Business:

Jerry reported on the status of the governing documents. Some changes have been made in the second draft. We need to check on our insurance. We feel that we are very close to having a finished document, but there are serious doubts about our ability to get it passed by the homeowners.

Robert Mann reported on Project Curb Appeal. Several homes have redone their front yards as a result of guidelines in View From the Terrace. 38 letters have been sent out to homeowners with responses from 4 or 5 so far. Homeowners who do not respond to the first letter will receive a second letter inviting them to a hearing to discuss the issues in question.

Robert reported that the strip bordering Junipero Serra needs work. Rodents need to be eliminated, the old plastic weed cloth needs to be removed, weeds need to be pulled and debris picked up. The water leak behind the bus stop needs to be investigated. We are hoping to work with Supervisor Melgar to get some assistance from the City. Money is going to be needed for any trees and for permeable concrete if that is used.

The meeting was adjourned at 8:30.

Respectfully Submitted,

Arlene Doyle, Secretary