

BALBOA TERRACE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 12, 2022

Due to the ongoing COVID pandemic, the meeting was conducted via Zoom,

Directors present: Rich Hill, Arlene Doyle, Jerry Bernstein, Robert Mann, Tim Healy and Keith Gillis.

There were no comments from the guests present.

The August minutes were approved as submitted.

The new election rules have been posted on the website since the August board meeting. No comments have been received.

MSC: The new election rules are approved as posted on the website and submitted

Bill Thomen submitted the annual budget to each of the board members via the internet. Due to the fact that Bill was not present at this meeting, there were issues raised that could not be addressed at this time. Davis Sterling requires that the budget be approved by October 30. In order to achieve this goal, the members present agreed to hold a special board meeting in two weeks at which time we will discuss the budget. The special board meeting will be held at 7:30 on September 26 if Bill and Lisa Triplett can attend.

Jerry Bernstein reported on ARC.

360 San Leandro is installing new windows along the side of the house. The windows are completely obscured from view in front of the house. The homeowner has been advised that the installation is approved as submitted.

225 San Leandro has been advised that the structure being constructed in front of the property is in violation of the CC&Rs. ARC members met with the owner and advised him of this issue, but the owner cited artistic license and has continued with construction. A formal letter from the Association attorney is pending.

300 Darien construction has stopped. The DBI has a meeting scheduled for September 13. Jerry plans to attend the meeting.

Robert Mann announced that the Duggan family at 275 San Benito Way has offered to support the upcoming Halloween Party scheduled for October 30 by providing pizza for 80-100 people.

MSC: The Association will budget up to \$250 to buy drinks, plates and napkins for the event.

Arlene suggested that we also provide a goodie bag for each of the costumed children as we have done in the past. She will check with Cindy to find out what is planned.

Rich Hill reported on the current status of the governing documents. There has been no communication from the attorneys since our August meeting. Rich will contact them this week.

Robert reported that the landscaping letters have come together and will be going out shortly. A number of homes where there was an initial problem reported have made improvements to their property and are no longer out of compliance with the guidelines.

Robert reported that Supervisor Melgar has contacted DPW about the trash, gophers and irrigation issues on the Junipero Serra easement. They will be meeting on September 21 at 4:30.

The fall View From the Terrace is being prepared. Robert suggested that we include a discussion about the need for heavy trucks to avoid use of the easements which were not constructed to support the excessive weight of large trucks.

Robert reported that Terra gardeners have been observed using the gas blowers instead of the electric blowers which we agreed to pay extra for use of the electric blowers.

There was also discussion about the loss of an ironwood tree that succumbed to an infestation.

The meeting was adjourned at 8:35.

Respectfully Submitted:

Arlene Doyle, Secretary