

Balboa Terrace Homes Association

Board of Directors Meeting

Monday, July 6, 2020

Due to the COBID 19 pandemic, the monthly Board Meeting was held via Zoom.

Directors Present: Richard Hill, Arlene Doyle, Robert Mann, Jerry Bernstein, Bill Thoman, Tom Cator, Bob Switzer, Elizabeth Khachigian and Brigitte Churn

President Richard Hill called the meeting to order at 7:30 p.m.

Open Neighborhood Forum:

None of the neighbors present expressed any concerns

New Business:

MSC: The June 2020 BTHA Meeting minutes from June 1 and 15, 2020 were approved as submitted.

Tom Cator distributed renderings via email of the proposed plantings from Terra Landscape for the northern entrance discussed at the June meeting.

MSC: \$7850 proposal submitted by Terra Landscape for the replanting of the northern entrance Junipero Serra is approved.

Tom Cator reported on basement flooding at 381 San Benito. Tom participated in an inspection and concluded that the flooding is a result of improper grading of the alley. Based on a discussion with the City, it was confirmed that the City is responsible for sewers, but the HOA is responsible for the alleys.

MSC: \$9500 plus permits bid from SF Underground for installation of a catch basin and tie into the sewer line is approved. Bob Switzer and Bridgette Churnin recused themselves from voting.

New Business

Richard Hill announced that the board has been looking at the construction at 135 Darien and will be writing to the homeowners about a meet and confer concerning various issues.

Bob Switzer withdrew the streamline item from the meeting agenda.

Elizabeth Khachigian reported on the new state election rules and the requirements for an election committee

MSC: An election of directors shall be scheduled for November 10, 2020. An election committee must be appointed no later than August 12, 2020. Members of the committee cannot be a present member of the board or be running for a seat on the board; cannot live with or be related to a board member or candidate; have no conflict of interest concerning the election or any candidates; and must be a member in good standing of the association. The committee must consist of 3 or more members and include an inspector.

Elizabeth is hopeful that a draft of the governing documents will be ready

The meeting was adjourned at 8:38 p.m.

Respectfully Submitted,

Arlene Doyle, Secretary