

Balboa Terrace Homes Association
Board of Directors Meeting
Monday, March 2, 2020

The monthly Board Meeting was held at St. Francis Episcopal Church at 399 San Fernanco Way

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

Directors Absent: Robert Mann, Emily Tam and Brigitte Churnin

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

Open Neighborhood Forum:

Neighborhood home owners present introduced themselves. A new neighbor, Carson Fong was welcomed to the neighborhood.

New Business:

MSC: The February 2020 BTHA Meeting minutes were approved as submitted.

MSC: The written resignation of Emily Tam from the board was received and acknowledged.

Due to the unexpected death of Joe DeFrisco at the First Church of Christ Science, we no longer have access to the church for our meetings and need to find a new location for both monthly meetings and our upcoming annual meeting. Arlene Doyle will check with Commodore Sloat School as well as Aptos Middle School about hosting our meetings.

A View From the Terrace should be sent out in early spring. Topics recommended include landscape issues, sidewalk maintenance by homeowners, board membership and committee membership.

Old Business

Arlene Doyle reported that she received confirmation of certified mail received by corporate owner of one of the properties who are delinquent on dues.

Of the 34 bills sent for delinquent assessments, 16 had paid their assessments prior to receipt of the bill. Arlene sent apologies to those who received the delinquency notice in error. A number of the delinquent accounts have made payments since the letters were sent.

After meeting with our attorney, it was determined that recent changes to the law effective 1/1/20 require us to adopt new election rules to bring us into compliance with the new regulations . Any election held prior to the adoption of new rules is void.

MSC: The New Election Rules shall be circulated and posted on the website as amended for a 28 day comment period.

If no comments are received, the rules will be mailed to homeowners for final approval. The rules will not take effect for 90 days following the mailing. An election can then be scheduled.

It was determined that the delinquency policy that was mailed to homeowners is the same policy that was adopted by the board.

Committee Reports:

Finance Committee:

No report

Capital Improvements Committee:

Tom Cator reported that DRT has made the repairs to the identified problem sites in the alleys. They will plan to return to do sealant and paving of the alleys that are not concrete once the weather warms up. They will provide a 10 day notice so impacted homeowners can prepare for traffic limitations associated with work on the alleys.

Landscape Committee:

Issues surrounding activities associated with the landscape committee were discussed.

MSC: A sub committee will be appointed to approve landscaping expenditures up to \$1000.

Emile Sayada will be approached to join the sub-committee.

Architectural Review Committee:

MSC: The Window Design and Replacement Policy was approved for posting for 28 days.

If no comments are received, the policy will be mailed to homeowners for final approval. The policy will not take effect for 90 days following the mailing.

Governing Documents Committee:

The governing documents are out of date.

Danielle cannot continue her work on the committee.

Elizabeth has agreed to take the lead on this committee and work on the documents going forward.

The meeting was adjourned at 8:40

Respectfully Submitted,

Arlene Doyle, Secretary