

BALBOA TERRACE HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

January 8, 2024

The regular meeting of the Board of Directors of the Balboa Terrace Homes Association was held on January 8, 2024 via Zoom because of COVID precautions.

Present at the meeting were:

Gregangelo Herrera

Honorio Sarmiento, Vice President

Richard Hill, President

Michael Schlemmer

Lee Jackrel

Bill Thomen, Treasurer

Absent:

Jerry Bernstein, J. Keith Gillless, Dao Jensen, Amy Loehrer, Robert Mann

Guests included Cindy Hu, Robert Switzer

Call to Order

The meeting was called to order by Richard Hill, President, at 7:30 p.m.

Open Neighborhood and Member Comments

Robert Switzer indicated that he would reserve his comments on related agenda items as they were being discussed.

Minutes

Minutes for December 4, 2023 were approved with no corrections.

Board of Directors Election

Cindy Hu advised the Board of Directors that there were currently 16 candidates for 11 Board positions in the upcoming election. A pre-ballot notice has been mailed to all HOA members and ballots are slated to mail in early February. The deadline for ballots to be received is 5 p.m. on Tuesday, March 12, 2024.

Annual Meeting

The annual meeting is scheduled for March 12, 2024 at 7:30 p.m. per the current Bylaws which specify that the annual meeting will be held on the second Tuesday in March. The site for the in-person meeting will be Ninth Church of Christ, Scientist, 175 Junipero Serra Blvd. Cindy Hu indicated that volunteers would be needed to help with logistics of the meeting. Notice of the meeting must be sent via first class mail to all HOA members 30 days before the meeting. Among the topics to be discussed at the meeting will be the new Governing Documents and the 2024 annual budget.

Governing Documents

Robert Switzer asked that the new Governing Documents be discussed at the next Board of Directors meeting scheduled for Feb. 5, 2024. The Board will endeavor to clarify why changes are imperative to the old CC&Rs and Bylaws and focus on best ways to present updates including the posting of a new “redline” version on the website. The goal of the new Governing Documents is to be consistent with current HOA legal requirements, especially those mandated by the Davis-Stirling Act, and ensure that the unique character of the neighborhood is maintained. Richard Hill, Gregangelo Herrera and Honoria Sarmiento will identify the portions of the Governing Documents that are receiving the most comment from HOA members and focus on addressing these concerns at the next meeting of the Governing Documents committee. They will also work on a presentation for the Annual Meeting on March 12, 2024.

Architectural Review Committee (ARC) Report

Honoria Sarmiento reported that the property owners at 240 Darien and 395 San Leandro Way requested a review of some exterior remodeling requests and they were approved.

Communications Committee

Lee Jackrel briefed the Board on the status of the FAQs and requested that the deadline for review by the Board be extended until the Feb. 5, 2024 Board of Directors meeting. Gregangelo Herrera requested that some additional language be added to the FAQs about 911 and 311 services as well as PG&E emergency contact information. The goal of the FAQs is not only to provide a “self-help” resource for HOA members, but also to make sure that responses from Board members to HOA members who contact the Board are consistent.

The winter edition of “View from the Terrace” is in production; the deadline for copy is Jan. 22, 2024.

Block Captains and Emergency Preparedness

The updating of the Block Captains list and completion of missing email contacts for all HOA members is continuing. Cindy Hu will draft “boilerplate” for Block Captains to use as part of their outreach to their respective blocks.

Landscape Update

A bid of \$18,550.00 was received from Arborists Now, Inc. for approval by the Board. The bid includes extensive pruning of 23 trees on Monterey Boulevard between San Benito and Junipero Serra; pruning of a purple leaf plum in the Junipero Serra common area; and purchasing and planting of nine tree in the Junipero Serra common area. MSP

Adjournment

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Cindy Hu

1/26/24