

## **BALBOA TERRACE HOMES ASSOCIATION**

### **BOARD OF DIRECTORS MEETING - NOVEMBER 2, 2020**

Due to the COVID pandemic, the meeting was held on Zoom.

**DIRECTORS PRESENT:** Rich Hill, Bill Thoman, Bob Switzer, Robert Mann, Brigitte Churnin. Tom Cator, Elizabeth Khachigian, Jerry Bernstein and Arlene Doyle

#### **GUESTS PRESENT:**

Cindy Hsu, Inspector of Election and Melissa Hajostek with BAPS

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

#### **OPEN FORUM:**

None of the neighbor's attending the meeting presented any issues that they felt should be addressed.

**MSC:** The minutes from September board meeting were approved as corrected showing that Bob Switzer abstained from voting.

#### **Treasurer's Report:**

Bill Thoman provided the third quarter report for 2000. He pointed out that while the administrative expenses appear to be down , the repair costs are up. The reserve balance remains adequate even with the cost of easement repairs.

**MSC:** The third quarter report for 2020 was approved as submitted.

Bill presented the Reserve Study which anticipated an expense of \$250,000 for the future repavement of easements and repair of sidewalks. Anticipating future increases in costs, the actual cost is anticipated to be \$450,000.

**MSC:** 2021 Reserve Study is approved as submitted.

**MSC:** 2021 Budget is approved as submitted

**MSC:** An increase in annual assessments not to exceed 20% and a 5% special assessment shall be applied to the billing for 2021.

#### **Election Report:**

Cindy Hsu reported that at this time we are 51 ballots short of the 145 needed for a quorum. She discussed communication issues with home owners. The inspectors plan to continue in their efforts to achieve a quorum.

The law allows the board president to break a tie or designate another party to assume that responsibility if a tie vote results once a quorum is reached. Rich Hill, president of the board believes that the inspectors of election should have that role.

**MSC:** The power to break a tie vote in the election of directors shall be designated to the inspectors of election.

### **Committee Reports:**

#### **Capital Improvements Committee:**

Tom Cator reported on the status of the masonry work that is needed at the main entrance. West Coast Masonry has submitted a bid for \$12,000 to do the necessary work. No other contractors have been willing to submit a bid.

**MSC:** The bid for masonry work at the main entrance submitted by West Coast Masonry for \$12,000 is approved.

#### **West of Twin Peaks:**

Due to time constraints this evening, Brigitte Churnin was asked to delay her report until the December meeting.

#### **OLD BUSINESS:**

Tom Cator and the neighbors living on the Upland easement have been in discussions with Terra concerning the concrete planting cylinders and large rocks to discourage vehicles from driving onto the easements. The cost to remove the cylinders and replace them with sod would be \$11,250. The neighbor's who were present at the meeting would like to keep the cylinders but remove the rocks due to safety concerns for pedestrians.

**MSC:** The concrete cylinders will remain in place and Tom will negotiate with Terra about possible replacements for the rocks.

The Halloween parade and celebration attracted over 120 children and adults, and provided a wonderful outdoor social event that was greatly appreciated by all in attendance. Thanks to Robert Mann and Steve Snyder for spearheading this socially distanced afternoon of fun!

The meeting was adjourned at 9:16

Respectfully Submitted,

Arlene Doyle, Secretary