

**BALBOA TERRACE HOMES ASSOCIATION**  
**BOARD OF DIRECTORS MEETING - OCTOBER 5, 2020**

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

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

**DIRECTORS EXCUSED:** Tom Cator

**GUESTS PRESENT:** Cindy Hsu and Randy Maycock, Inspectors of Election

**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 will be submitted at the November meeting.

**Treasurer's Report:** The board ratified the Review of the financials for the month of August as reviewed by Bill Thomen and Rich Hill.

Bill identified several items that were reclassified.

**Inspectors of Election:**

Cindy Hu reported that ballots will be mailed out prior to October 9, 2020. The inspectors are planning to send out two subsequent reminders either by email or mail. In an abundance of caution, the inspectors have decided that there will be no candidate forum

**Committee Reports:**

**Architectural Review Committee:**

Jerry Bernstein reported that the committee is reviewing window replacement proposals from two homeowners.

315 Santa Ana has submitted new plans

350 Santa Ana has plans for four side windows that have been seen by two committee members to determine if they are in compliance with the rules

**West of Twin Peaks:**

Brigitte Churnin reported that the Twin Peaks Association is dealing with the City about

street closures leading to the view area that were initiated without notification to neighborhood home owners. The neighborhood is now experiencing problems associated with traffic issues.

Brigitte also reported that Stonestown is under a new management group that is considering incorporating housing in plans for redevelopment of the area.

The association is looking for assistance in dealing with the large number of coyotes in the area.

Taravel Police Station is presently operating without a permanent captain. Erin Lezada is serving as the interim captain.

**Capital Improvements Committee:**

Terra has installed irrigation and planted the easement at Monterey and San Benito.

**OLD BUSINESS:**

Rich Hill and Arlene Doyle had a virtual meeting with Melissa Hajostek with BAPS and Lisa Chapman with United Trustees Services to discuss arranging for collection on accounts which are over \$400 in arrears on unpaid assessments. BAPS has sent another billing advising homeowners that the services of a collection agency will be utilized if BAPS has not heard from them within 30 days. The property owners will be responsible for all costs associated with collection efforts.

**MSC:** United Trustees Services shall be retained to recover delinquent amounts in the amount of \$400 or greater.

**NEW BUSINESS:**

**MSC:** Up to \$200 is allocated to support a neighborhood Halloween parade. Bob Switzer voted "no".

Robert Mann and Steve Snyder will head up the planning group for the parade.

Brigitte requested copies of the financials. Bill Thomen will contact BAPS and request copies of the finances for Brigitte.

**The meeting was adjourned at 8:50.**

Respectfully Submitted,  
Arlene Doyle, Secretary