

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING - JULY 11, 2022

Directors Present: Rich Hill, Arlene Doyle, Robert Mann, Jerry Bernstein, Mike Schlemmer, Lee Jackrel

Guest Present: Cassidy Lundin from Terra Landscaping

Due to the COVID pandemic, the meeting was conducted via ZOOM.

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

The minutes of the June, 2022 meeting were approved as submitted.

Cassidy Lundin reported on some suggested revisions to our contract with Terra Landscaping.

1. Change all sprinkler heads to low flow
2. Weed eradication in hard scape areas using an organic herbicide (Miramichi Green)
3. Mulch once in common area.
4. Transition from gas blowers to electric blowers.
5. Spend more time in the fall and winter to prevent weed growth

The additional cost of the work is \$290/month bringing the monthly total to \$1190.

MSC: Approve the new budget with Terra Landscaping in the amount of \$1190/month for 17 months.

There was discussion about the installation of a French Drain behind the bus stop on Junipero Serra. We need to determine which agency is responsible for maintenance of the water line in the area and have the leak repaired before installation of a French Drain. It is estimated that a 30 foot drain would need to be installed to carry water from the back of the bus stop to the street. Terra estimates that the cost of installation would be \$1695. It was decided that we will wait to consider this work.

Other work that needs to be considered is the replacement of plantings in the circular pots with annual mulching of plants in the common areas.

MSC: Three dead plants in the pots will be replaced for a cost of \$165.

MSC: Plants in the common area will be mulched for a cost of \$2980. IS THIS FOR ONE TIME OR ANNUALLY? DIDN'T WE INCREASE THE MONTHLY COST WITH MULCHING INCLUDED?

Bill Thomen, Treasurer, was not present for the meeting. Rich Hill reviewed the financials with Bill. As of May 31, 2022, we have operating assets of \$107,000 after transferring funds to the reserve fund. Our annual landscaping budget is \$16,800. To date, we have spent \$8,500 which is \$1500 over budget.

We presently have \$43,000 in reserves.

Jerry Bernstein reported that at present we are waiting for 315 Santa Ana to advise us that they have notified neighbors of their request to do construction to the side boundary of their property.

Rich Hill reported that we have received the first draft of governing documents from the attorney. Rich, Arlene and Jerry are prepared to review the documents and work on a final document.

Robert Mann reported that Supervisor Melgar will be meeting with BTHA representatives on Friday, July 22 at 3:00 to discuss issues concerning the Junipero Serra strip. ie: Who is responsible for weed clearance, trash cleaning and maintenance of the water line that is broken. All directors and other residents are invited to join the meeting.

The meeting was adjourned at 8:32.

Respectfully Submitted,

Arlene Doyle, Secretary