

BALBOA TERRACE HOMES ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
AUGUST 11, 2020

Due to the COVID 19 pandemic, the meeting was held via zoom

Directors Present: Rich Hill, Bill Thomen, Robert Mann, Jerry Bernstein, Arlene Doyle, Brigitte Churnin, Elizabeth Khachigian, Bob Switzer and Tom Cator

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

This meeting was held to discuss the View From the Terrace which needs to be sent to homeowners no later than August 12, 2020, in accordance with state law and the election procedures generally.

Minutes from the August 3, 2020 meeting were dispensed with.

Sophie Breall objected to the meeting because of improper notice to homeowners.

Elizabeth Khachigian re-sent the new election rules that were adopted to be in accordance with both state law and the association CC&Rs.

Pursuant to state law, notice of the election of directors to the board must be mailed out no later than August 12, 2020, to accommodate the time line for an election to be held on November 10, 2020. BAPS will mail the notice and it will be posted on the BTHA website.

Elizabeth Khachigian reviewed the self nomination and attestation form as well as the election time line which was provided to the directors last week and immediately prior to this evening's meeting.

MSC: The Self nomination and attestation form as well as the election timeline discussed at the August 3, 2020 meeting were approved.

(Brigitte Churnin and Bob Switzer abstained)

Once the notice of election is sent to the members of the association on August 12, 2020, the board will not be involved in the process. The inspectors of election will communicate directly with BAPS.

MSC: The September meeting of the Board of Directors will be held September 14, 2020, due to the Labor Day holiday on the first Monday of September.

Sophie Breall objected to the change of date for the meeting due to a lack of written notice to the homeowners.

Elizabeth Khachigian suggested that a Conflicts Committee or policy be adopted for the purpose of reviewing possible conflicts among board members and/or association members. This committee would also revisit and improve or update the code of conduct if appropriate. Either BAPS or counsel would be asked to enforce the rules. Richard Hill agreed to send the existing Code of Conduct to BAPS and legal counsel for comments and recommendations.

There has been no report from the West of Twin Peaks representative for a number of months. A monthly report will be put on the regular agenda.

Issues about ARC membership will be moved to an executive session.

The meeting was adjourned at 8:40 p.m.

Respectfully Submitted,

Arlene Doyle, Secretary