

**Balboa Terrace Homes Association
Board of Directors Meeting
Monday, December 6, 2021**

The monthly Board Meeting was held via Zoom due to the COVID 19 pandemic

Directors Present: Richard Hill, Arlene Doyle, Jerry Bernstein, Bill Thomen, Tom Cator, Marion Smith, Robert Mann

Guests Present: Cindy Hu

President Richard Hill called the meeting to order at 7:36 p.m.

The representative from SF SAFE was unable to attend tonight's meeting due to a scheduling conflict. They will reschedule for the January meeting.

Open Neighborhood Forum:

Some new neighbors introduced themselves. No attending members had any comments

New Business:

MSC: The November 2021 BTHA Meeting minutes were approved as submitted.

Cindy Hu requested approval of Cindy Hu, Gary Egan and Beatrix Salih as inspectors of election for the upcoming board of directors election.

MSC: Cindy Hu, Gary Egan and Beatrix Salih are approved as inspectors of election for the upcoming board of directors election.

Robert Mann proposed consideration of seeking membership in the National Register of Historic Districts for qualifying homes in Balboa Terrace. This would provide protection for homes considered contributors to the district and would limit exterior changes to those homes. This is being considered in light of the City's approval permitting 4 units/lot which would significantly impact our neighborhood. The national standards would not require registration as a city historic district.

In order to begin this process, a survey, report and filing would need to be conducted for an initial cost of \$50,000.

Robert has requested that the board read and consider documents with the idea of having the authors present at a special meeting.

Tom Cator reported that there are several homeless individuals sleeping in the neighborhood and using the electrical outlet at the main entrance. A metal cover will be placed over the outlet, and Arlene Doyle will talk to the Captain at Taravel Police Station to find out what they suggest for dealing with homeless individuals.

SF Safe is scheduled to present at the January meeting and can also address this issue.

Old Business

Rich Hill stated that the initial draft of the Governing Documents were referred to the law firm of Adams/Sterling in November and will be handled by Nathan McGuire of that firm. Rich will schedule a meeting with Mr McGuire for some time in January when we can determine if we need to make the documents more generic or more specific.

The Annual Meeting is scheduled for March 8, 2022. The meeting will be held via Zoom due to the COVID 19 pandemic.

Steve, Cindy and Lee are the communication team and will send out e-mails and a newsletter in January with director profiles and information about the annual meeting.

Steve has suggested that three groups be recipients of communication on the website. The groups are the BTHA Board, the ARC Committee and the Election Committee.

Committee Reports:

Finance Committee:

Bill Thoman and Marion Smith conducted a review of the monthly financials for October.

Landscape Committee:

Robert Mann lead the discussion about the letter proposing standards and potential remedies for not complying with the standards. The purpose in using BAPS to oversee the process is to provide unbiased inspectors with clear standards.

Karen Hu raised concerns about having more input from neighbors before implementing a program; avoiding conflict and having consistency of effort in application of the guidelines. The issue of whether the landscape guidelines are operative was raised.

The meeting was adjourned at 9:05

Respectfully Submitted,

Arlene Doyle, Secretary