

BALBOA TERRACE HOMES ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 4, 2022

Directors Present: Rich Hill, Tom Cator, Bill Thomen, Arlene Doyle, Keith Gillis, Jerry Bernstein, Michael Schlemmer, Robert Mann

The meeting was called to order by President, Rich Hill at 7:33.

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

There were no comments by neighbors attending the meeting.

The minutes of the March 2022 meeting were approved as submitted.

Treasurer, Bill Thomen presented the February financials. The financials were reviewed by Bill and Rich.

An annual reserve study must be conducted by an outside firm. The cost of the 2023 reserve study will be \$450.

MSC; An annual reserve study is approved for \$450.

Bill reported that \$134,000 has been billed for annual dues. Thus far, approximately \$90,000 has been received with is an improvement over recent years.

Jerry Bernstein reported for ARC

The homes which are being reviewed by ARC include:

40 Aptos  
210 San Leandro  
380 San Benito

300 Darien has filed an application for a dwelling unit per SB 9. Work is temporarily shut down by the city because the homeowners exceeded the original scope and a new permit was required.

There is discussion about the need for a meeting to review window submissions.

Rich Hill reported that the cost of the insurance for the HOA is \$14,000/year. Our umbrella coverage has increased from \$2,000,000 to \$3,000,000.

The attorney handling the governing documents is not responding to our inquiries and has not delivered a draft of the documents in the promised time. Until there is movement on the part of the attorney, Rich has advised the firm that we will not pay invoices.

Robert Mann reported that there will be a walk through of the neighborhood with the BAPS representative on April 19 at 10:30 am. This will be an initial assessment of landscaping issues.

Steve Snyder reported that there is an attempt to update the emails of homeowners in order to facilitate communication.

Articles for the spring View are due by Friday.

Now that the election has been conducted, Cindy will return the PO Box key to Arlene

Robert Mann reported that the test plant area around the old bus stop is in bloom and invited everyone to enjoy it. The present plants are designed to restore the soil.

There is a possibility of a grant to fund the planting and maintenance of the strip. It would be a District 7 grant.

There is a water pipe leaking in the area.

The meeting was adjourned at 8:26

Respectfully submitted,

Arlene Doyle, Secretary