

BALBOA TERRACE HOMES ASSOCIATION
BOARD OF DIRECTORS MEETING – DECEMBER 7, 2020

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

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

GUESTS PRESENT: Tom Wilhite with Terra

President Richard Hill called the meeting to order at 7:30 pm

Open Neighborhood Forum:

The new incoming board members were acknowledged. None of the neighbors attending the meeting presented any issues which they thought should be addressed by the board.

New Business:

Tom Wilhite and Tom Cator presented a proposal for installation of bollards to replace the boulders as barriers to cars that might drive onto the easement and damage the lawn and sprinkler system. The bollards will cost \$1250 each. This cost includes installing concrete footings and installation of the bollards. The boulders need to be removed due to potential liability issues due to possible tripping where the easement crosses the alleys. Tom estimates that it would cost \$1000 for removal of the boulders alone.

MSC: Terra is authorized to spend up to \$1500 to remove approximately 18 boulders and repair any damage to the sprinkler system up to an additional \$500

MSC: The November 2020 BTHA Meeting minutes were approved as submitted

Bill Thomen presented a review of the October financials. The financials were reviewed by the Treasurer and President.

Bill reported that the reserve funds have decreased slightly. He believes that the reserve funds need to increase significantly to cover alley repaving.

Old Business:

Jerry Bernstein reported that the Association attorney is in communication with the home owners of 135 Darien and their attorney. A mediation is being scheduled.

Committee Reports:

Following a walk through with Terra, Tom Cator presented a proposal from Terra for replacing the irrigation system and resodding the Monterey median strip from San Benito to the easement between San Benito and Santa Ana due to dead grass and an overgrowth of weeds.

MSC: Terra shall replace the irrigation system and resod the Monterey median from San Benito to the easement between San Benito and Santa Ana for a cost of \$1,400.

Due to continued tampering with the sprinkler controls, Tom Cator presented a proposal from Terra for installation of five locked meter cages along the length of the Monterey median and the replacement of a missing handle on one of the backflow valves.

MSC: Terra shall install five secured back flow cages for the sprinkler controls along the length of the Monterey median and replace the missing handle on one of the backflow valves for a cost of \$5,270

Tom Cator presented a proposal from Terra for landscaping the six bowls on the South Easement. Soil in the planters would be replaced and irrigation in the bowls would be repaired. Plantings proposed include blue chalk sticks and cordeline or draping rosemary cascading over the sides of the planters. The cost for the six bowls and removal of boulders is \$11,000.

Landscaping:

Robert Mann brought up the problem with enforcing landscaping standards. He suggested exploring options through BAPS for outside enforcement.

New Business:

Elizabeth Khachigian brought up the fact that there is no central repository for record storage for Association business. In order to keep accurate records concerning communication and documents, all board members would need to agree to use one system of communication exclusively. The cost would be \$5 to \$35 per month per user. Elizabeth will pursue possible providers.

Elizabeth also raised issues concerning improvement of the election rules and will explore this in an effort to simplify future elections.

The meeting was adjourned at 8:58 pm

Respectfully Submitted,

Arlene Doyle, Secretary