

BTHA Board Minutes

July 12, 2021

Attendance:

Richard Hill
Tom Cator
Arlene Doyle
Bill Thomen
Jennifer Liu
Jerry Bernstein
Robert Mann
Marion Smith

BALBOA TERRACE HOMES ASSOCIATION

EXECUTIVE SESSION MEETING – JULY 12, 2021

6:45pm - 7:30pm (via Zoom)

Topic 1: Proposed Dispute Settlement - 135 Darien

Topic 2: 225 San Leandro - business in violation of CCRs and impacting neighbors.

BALBOA TERRACE HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING – JULY 12, 2021

7:30pm - 9pm (via Zoom)

Board Attendance:

Richard Hill
Tom Cator
Arlene Doyle
Bill Thomen
Jennifer Liu
Jerry Bernstein
Keith Gilles
Marion Smith
Robert Mann

Community Members Attendance:

Open Neighborhood Forum and Member Comments: No comments.

Minutes Approved:

- FEB
- MAR - OPEN/To approve the next meeting (Arlene to circulate prior to Aug board mtg).
 - March 1 meeting (meeting cancelled/redundant to Mar 9th mtg) AND annual meeting on March 9.
- APR
- MAY
- JUN - No formal meeting/no minutes to post. Note posted on website - agenda items rolled to upcoming JUL meeting. No action needed.

Entrance Landscaping – Vision Statement and Project Manager

Language:

- Frontage Strip
- Lawn

Consensus:

- Native Vegetation
- Not block church entrance and Balboa Terrace entrance
- Beautifies community
- Don't need to keep all trees in lawn area
- If trees are removed, the City mandates that trees need to be replaced somewhere in Balboa Terrace.
- **Open Questions:** If a tree is dead, do we need to replace it? What are the triggers for planting trees? What are the replanting requirements?

Decisions:

- Agree to hire Markos Major as **project manager**. Communicate and want to do a contract. Want to share our vision with you, this is where we're going, can you work with us on this. These are our phases. Markos to submit a proposal. Board to approve later.
- Delegate **Landscaping committee** authority to answer/guide Marcos real-time to move forward and make decisions that involve money.
 - **Chairman:** Tom Cator
 - Arlene Doyle
 - Wayne Hu (non-board member, has experience)
 - Keith Gillless

- Jerry Bernstein

Key Next Steps:

- Grant-writing to City (max: \$25k)
 - Arlene Doyle help write the grant proposal
- Fundraising/**Fundraising committee**
 - **Chairman:** Robert Mann & Keith Gilles
 - All Board members on fundraising committee
- Irrigation
- Soil rehabilitation
- Replanting

Governing Documents Project – Process and Timetable

- Updating to be in compliance with Davis-Stirling Act.
- Board to meet before Labor Day to discuss edits to draft in detail.

Architectural Review Committee – new Members

- **Two new committee members:**
 - Wayne Hu
 - Sam C.

Upcoming BTHA Events – Picnic and/or Halloween Parade

- Halloween Parade, Prizes for All - 31st @ 2-4pm
- Communicate with church - polite heads up of the plans - Tom to communicate with John Mitchell

Financial Statements reviewed and in order

Delinquent Homeowner Dues:

- Bill to circulate a list of 10 homeowners with outstanding dues the Board, to connect with BAPS and/or Cindy to check if it's an address update issue.

Meeting adjourned at: 9:00pm