

Balboa Terrace Homes Association

Annual Meeting – March 9, 2021

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

DIRECTORS PRESENT: Rich Hill, Bill Thomen, Jennifer Liu, J. Keith Gilles, Marion Smith, Robert Mann, Tom Cator, Jerry Bernstein, Elizabeth Khachigian, and Arlene Doyle

GUESTS PRESENT: Myrna Melgar, District 7 Supervisor, Melissa Hajostek and Lisa _____ with BAPS

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

Supervisor Melgar discussed what she has been doing since her election to the board which includes:

1. Covid Recovery including testing and immunization efforts by the City
2. Small business loans
3. Preserving home based childcare options
4. MTA

Subsequent questions posed by the audience included:

1. Safety issues: Installation of an additional speed bump at San Benito the cross walk at the end of the Upland easement which connects Aptos with Commodore Sloat. The other streets along the easement have speed bumps which were installed over the past six months.
2. Maintaining the viability of commercial areas along Ocean Avenue and West Portal. Steps are being taken by the Office of Economics to assist businesses by deferring or forgiving loans for small business owners. The City is in line to receive federal funds for this purpose.
3. Supervisor Melgar is working with the ownership of the West Portal Theater to help preserve the property with assistance from the Theater Foundation
4. The shuttles are scheduled to return in April or May
5. What is the best way to accommodate growth in areas of R-1 zoning? As an urban planner, Supervisor Melgar is working with West of Twin Peaks Counsel and the Land Use Committee to bring both sides together. At present, increasing housing around public transportation in Park Merced, Stonestown, Balboa Reservoir and San Francisco State is being explored.
6. Who should BTHA contact to discuss the strip of land along Junipero Serra? She suggested DPW and advised us to check the triangle park near Laguna Honda which was improved through fund raising by neighbors. She believes that we are far more likely to get assistance from the City if there is a participating funding process.
7. What is the future of the Great Highway? There has been increased traffic on surrounding streets since the Great Highway was closed to vehicular traffic. The options presently under consideration are to reopen completely; reopen partially with one side kept for bikes only, or to eliminate vehicular traffic permanently.
8. What is the status of the Ferris Wheel in Golden Gate Park? The Preservation Park Commission is reviewing whether or not it is considered a structure. The contract to keep the Ferris Wheel has been extended for four years.

9. General safety issues and specific concerns about Anti-Asian attacks was addressed. Taravel and Ingleside Police stations have been working to make systems more efficient. There has been a significant increase in property crimes since the onset of the pandemic.

Finance Committee

Bill Thoman presented a slide show detailing the reserve study which covers the repairs and replacement of infrastructure and the increase in revenue necessary to rebuild the reserves while making the various repairs that will be needed over the next decade. The most expensive anticipated expenses are alley repairs and maintenance of the common areas.

The reserves have recently been reduced due to repairs of alleys that contributed to flooding of two homes. One home was found to be a fire hazard which had the potential of impacting ten other homes due to the amount of standing water in the garage following heavy rain.

The life of the alley pavement has reached its end and the alleys are going to need to be replaced. Repair and sealing of the alleys cost \$80,000 this past year. Replacement of the 64,000 square feet of alley paving is projected to cost \$450,000-500,000 and should last 15-20 years before they need to be resealed to maintain them for as long as possible.

The outdated sprinkler system was replaced to deal with broken pipes and sprinkler heads for a cost of \$9,000.

The trip hazards in the concrete at the main entrance to Balboa Terrace have been addressed.

The one alley which is concrete has significant cracking and needs to be replaced.

The bowls along the length of the south easement are being addressed with removal of the old soil, installation of new irrigation and planting of consistent, low maintenance plantings.

The easement facing Junipero Serra needs major assistance.

All of these identified issues plus other unanticipated issues which may be identified in the future are in excess of the annual budget. By planning strategically, the board hopes to avoid special assessments.

Bill presented a slide demonstrating the end of useful life reserve with estimated requirements from 2018-2019. Graphs showed the amounts needed for alley work, landscaping, sidewalks and repairs to the entrance.

Bill then presented a slide showing the changes in operating expenses and reserve contributions from 2018-2021 taking into account costs associated with accounting, legal, landscaping, and property taxes, as well as consulting fees and reserve contributions.

There were no questions raised by attendees following the presentation.

At this time, the reserves are 40% funded. The goal is to have the reserves 50% funded. This will be accomplished by regular increases in assessments over the next few years in order to be in compliance with Davis Sterling.

While initially 25% of homeowners failed to make assessment payments in a timely manner, with persistent efforts to collect payments, the number of homes in arrears has been reduced to 15 with 6 homes presently in collection.

The governing documents need to be revised to bring them into compliance with Davis Sterling.

All homeowners are invited to attend the monthly meeting of the Board of Directors which are presently being held via Zoom.

The meeting was adjourned at 8:45.

Respectfully Submitted,

Arlene Doyle, Secretary