

## **BALBOA TERRACE HOMES ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

**MAY 1, 2023**

The regular monthly meeting of the Board of Directors of the Balboa Terrace Homes Association was held on May 1, 2023 at St. Francis Episcopal Church, 399 San Fernando Way.

Present at the meeting were:

Richard Hill, President  
Jerry Bernstein  
J. Keith Gillless  
Gregangelo Herrera

Lee Jackrel  
Amy Loehrer  
Michael Schlemmer

Remote access was provided for portions of the meeting to the following Board members: Dao Jensen, Honoria Sarmiento and Bill Thomen, Treasurer

Speakers: Supervisor Myrna Melgar, District 7

Approximately 25 HOA members attended the meeting.

#### **Call to Order**

The meeting was called to order by Richard Hill, President, at 7:45 p.m.

#### **Presentation by Supervisor Melgar**

Supervisor Melgar spoke for approximately 60 minutes and addressed a range of issues from a persistent underground leak near the historic Balboa Terrace bus stop to an increase in commercial vacancies along Ocean Avenue, West Portal and Lakeside Village. One HOA member expressed concern that graffiti is on the rise and sought volunteers to help with removal; Supervisor Melgar indicated that the City had suspended citations for graffiti under early COVID response plans. President Hill noted that City fees in excess of \$3,300 seemed excessive to remove diseased trees which would be replaced, and maintained by BTHA on the common area facing Junipero Serra; Supervisor Melgar indicated that there might be a solution to this issue. A pending request for a speed bump on San Benito with SFMTA has been “elevated” for completion by Supervisor Melgar’s office. Recent incidents at Stonestown Galleria involving local students are being addressed by a number of agencies including Brookfield Properties which has added security, SFPD and neighborhood schools. The proposed 50-story tower on the site of Sloat Garden Center as well as previously approved multi-phase Park Merced development agreement with the City were discussed. Supervisor Melgar also touched on post-COVID responses to loss of retail and vacancies downtown.

#### **Open Neighborhood Forum and Member Comments**

Comments were delayed until the end of the scheduled meeting to allow Supervisor Melgar to respond to questions and comments from the audience.

Two homeowners requested confirmation that a letter submitted to the ARC regarding their concerns about modifications to the second level of 377 Santa Ana had been received. Jerry Bernstein and Robert Mann confirmed that the letter had been received and was under review by the ARC.

### **Election of Temporary Replacement for Director Arlene Doyle**

A motion to nominate Nathan Ng to replace Director Arlene Doyle was made and seconded. A motion to nominate Robert Mann to replace Director Arlene Doyle was made and seconded.

It was suggested that openings on the Board be “advertised” more among the community in the future. The question was called and Robert Mann was elected to replace Arlene Doyle on a temporary basis.

### **Election of Board Officers**

Richard Hill was nominated to remain as President of the Board; Honoria Sarmiento was nominated as President of the Board. The question was called and Richard Hill was elected President for the coming year. Honoria agreed to serve as Vice President and she was elected to that position by acclamation. Bill Thomen has agreed to remain as Treasurer. The position of Secretary was not filled; however, Board members have agreed to share preparing minutes for each Board meeting on a rotating basis.

### **Landscape Committee**

Robert Mann explained that HOA member Kai Ming Yuan, who has been removing gophers from BTHA common areas for several years, would like to change his compensation plan with the Association. He would also like the Association to indemnify him. The Board will respond to his request after checking with our legal counsel and insurance broker. Robert also requested that a letter be sent to both Church properties and Commodore Sloat Elementary School about ongoing issues of significant infestation to reach a mutually beneficial solution to reduce the number of gophers migrating to adjacent properties.

Robert outlined key points of BTHA’s application to enhance the Junipero Serra median strip with funding from District 7 2023-2024 Participatory Budgeting. The timeline for review of proposals has not been announced yet; however, Balboa Terrace is proposing to reclaim the long narrow strip bordering Junipero Serra between Monterey Boulevard and Ocean Avenue with trees, native wildflowers as a pollinator and butterfly refuge.

### **Architectural Design Review Committee (ARC)**

Because of time constraints, a full report was not given by Committee Chair Jerry Bernstein; however, concerns from neighbors near 377 Santa Ana were addressed during the abbreviated Open Neighborhood Forum and Member Comments period.

### **Approval of Minutes**

Minutes of the April 3, 2023 Board meeting were approved.

The following Agenda items were tabled until the next Board meeting:

- Q1 Financial Report
- Architectural Design Review Committee (Full Report)
- Landscape Committee (Project Curb Appeal Update)
- Should the BTHA have its own Zoom account?
- Possible presentation by Eleanor Najjar of the American Red Cross
- Investment of Reserve Account
- Status of Governing Documents project

### **Adjournment**

Prompted by a request that the meeting be adjourned because it had exceeded the reserved time period and church staff were standing by to close the building, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Cindy Hu

5/7/2023