Meeting Minutes
BALBOA TERRACE HOMES ASSOCIATION (BTHA)
WWW.BALBOATERRACE.ORG
Board of Directors
Meeting of April 2. 2012
Home of Roger Ritter

Present: Emily Tam, Dave Slifer, Sue Grazioli, Jim Dugan, Gerry Gellin, Darrell Gourley, Roger Ritter, Jim Dugan, Jerry Bernstein

Absent: Bettina Smilo-Gold, Brigitte Churnin, Bob DeFea

Guests: Alexa Vuksich

Meeting called to order at 7:35 p.m.

1. **Annual Meeting Review**
   1.1 Motion made and approved to make donation to Ninth Church of Christ Scientist for $200 for using their facility for Annual Meeting
   1.2 Board will ask Wayne Hu to help out with the computer next year and will also ask him to be part of Architectural Committee because of his expertise
   1.3 Motion made and approved to accept election results
   1.4 Motion made and approved - the slate proposed is elected
   1.5 Motion made and approved to nominate Alexa Vuksich to the BTHA Board

2. **March Board Minutes (Emily Tam)**
   2.1 Motion made and approved for the March 2012 minutes

3. **Treasurer's Report (Jim Dugan)**
   3.1 Ending balances as of March 31, 2012 – Ending balance is $91,669.10
   3.2 Ending balances as of April 2, 2012 - $86,676.22
   3.3 Motion made and approved for Treasurer's Report

4. **Landscaping (Dave Slifer)**
   4.1 41 trees have been pruned
   4.2 260 San Fernando Way – Owner will pay around $100 for drainage problem, and BTHA will pay the additional $150
   4.3 Brigitte and Dave went to two meetings that discussed dividing up $5 million in landscaping services. It is only for Park and Recreation properties though.
   4.4 Junipero Serra Land Strip behind BTHA Bus Stop - We can receive a grant for the planting but BTHA will have to maintain it
   4.5 270 San Leandro – Owner says tree is still alive even though all branches have fallen off

5. **Blighted and Vacant Property/Neighborhood Issues (Sue Grazioli)**
   5.1 300 Santa Ana – Lights are on all the time and there are no PG&E meters
   5.2 Fence in the rear is too high and dangerous, we should install a mirror so that cars coming out have more visibility
   5.3 398 Santa Ana has a lot of garbage and graffiti in the back of their home

6. **CC&R Enforcement (Darrell Gourley)**
   6.1 390 San Leandro Way – Needs more plants in her front yard
   6.2 Alley repaving – Alley between Aptos and San Aleso will start repaving soon, we will need to contact Annuzzi
   6.3 393 San Benito has water going into their garage, BTHA will write letter offering to install a berm. BTHA will pay the cost of $125.

7. **WTPCC (Roger Ritter)**
   7.1 Bylaws for WTPCC will be revised
   7.2 Borders will be the same in redistricting for District 7
   7.3 There is a proposal to give free Muni to students and no more free parking for meters on Sunday
   7.4 Motion made and approved to donate $34 to WTPCC for overpayment of dues

8. **New Business**
   8.1 We will ask Jeffrey Wagner to quote us a flat rate to revise CC&Rs
   8.2 Motion made and accepted that Darrell Gourley is President, Roger Ritter is Vice-President, Jim Dugan is Treasurer, and Emily Tam is Secretary

9. **Next Board Meeting**
   9.1 Next Board Meeting on Monday, May 7, 2012 at Jim Dugan's house at 106 Aptos

   Meeting adjourned at 10:20 p.m.