

**Balboa Terrace Homes Association Annual
Board of Directors Meeting
Tuesday, March 8, 2016**

The meeting was held at The Ninth Church of Christ Scientist, 175 Junipero Serra Blvd.. Board members present were: Jerry Bernstein, Alexa Vuksich, Sue Grazioli, George Wu, Darryl Gourley and Robert Mann. Absent: Caitlin Traylor and Brigitte Churnin. The meeting was called to order at 7:40pm.

Board President Bernstein welcomed the approximately 35 members of Balboa Terrace Homes Association present and announced that with 181 ballots received, the Inspectors of Election were tallying votes as the meeting was in progress.

Secretary's Report

The minutes of the March 7, meeting were accepted as submitted and will be posted to the website.

Motion made by: Jerry Bernstein
Seconded by: Robert Mann
Vote: unanimous

Financial Report (Given by Geff Scott acting as interim bookkeeper)

Mr. Scott reported that annual assessment checks had been received from 211 (73%) members to date.

One pre-lien letter was sent to a multi-year delinquent member and he was working on a payment plan with a second member. If arrangements for payment were not made by those owing multi-year outstanding balances, liens would be filed on those properties. A motion was made to accept the financial report.

Motion made by: Robert Mann
Seconded by: Sue Grazioli
Vote: unanimous

Articles of Incorporation

Elizabeth Khachigian gave a report on the committee's activity to date and the need to revise the Articles. After providing a brief history of the Articles including the fact that they were found by the California State Secretary of State's office to be out of compliance, Elizabeth said that a new streamlined version would be ready to circulate among members for their consideration and a vote to accept later in the summer. A simple majority of members would be required for approval.

Management Challenges

Jerry Bernstein discussed management challenges facing homeowner associations in California and how the Davis-Sterling Act (enacted in 1984) has grown in size and scope over the decades

it has been in force. Annual additions to the Act require increasing oversight and work on the part of the board — work which usually falls totally on the shoulders of board members. Recently, the board decided for the first time to hire a bookkeeper to perform the day to day duties required and that it would also be helpful to have an architect to consult with on a consistent basis, etc. There was a discussion of the issues, pro and con, surrounding the eventual need (or not) for a maintenance company such as that used by St. Francis Wood and Forest Hills. The discussion was information only. No action is required at this time.

Inspector of Elections

Bob Switzer, one of three Inspectors, announced that with all ballots counted, the candidates whose names appeared on the ballot were elected to the Board of Directors. The new Board members are: Robert Mann, Brigitte Churnin, George Wu, Sophie Breall, Kevin Boulivant, Monica Hernandez, William Thomen, Jodi Kimel, Nancy Khalaf and James Green.

Having no further business, the meeting was concluded at 9:05pm.

The next meeting will be held on Monday, April 4th at the Ninth Church of Christ Scientist.