

Balboa Terrace Homes Association (BTHA)

Board Meeting Minutes

Date: April 14, 2025

Time: 7:22 PM Pacific Time

Meeting ID: 836 8888 0939

1. Call to Order and Agenda Review

The meeting was called to order after resolving initial technical issues with Rich's internet connection. The agenda was reviewed and adopted. The continuation of the annual meeting was noted for the purpose of ballot counting.

2. Open Forum and Member Comments

Attendees included Joe and Lisa (from Saint Francis Episcopal Church). Joe expressed gratitude for being included. Lisa introduced herself. No additional public comments were made during the open forum.

3. Approval of Meeting Minutes

The board reviewed and approved the meeting minutes from February and March.

4. Financial Report

Mary presented the February financial report, noting total assets and reserves. She also shared her recent retirement and personal reflections. The board discussed and agreed to authorize the recording of a lien on account number 124-00-2210-1 for unpaid dues dating back to 2004.

5. Lien Placement

A motion was made and passed to place a lien on the aforementioned account. Mary was designated to oversee the process.

6. City Zoning Plan and Governing Documents

The board reviewed the updated city zoning plan and confirmed that no changes had been made to the proposed six-story construction along Ocean Avenue. The board agreed to prioritize strengthening BTHA's governing documents instead of pursuing historic status for the association.

The discussion included:

- Risks of upzoning and taller buildings.
- Challenges and costs associated with housing development.

- Importance of protecting association interests through updated documents.

7. Infrastructure and Maintenance

Robert provided an update on the irrigation system, stating that \$3,000 had been budgeted for its repair and maintenance. This work was not related to vandalism.

8. Town Hall Meeting Planning

Honoria announced a Town Hall Zoom call scheduled for May 12th to discuss updated CCRs and Bylaws. Plans to distribute notices through the website, emails, and door tags were approved. Lee and Cindy will lead promotional efforts, with Steve supporting content development. Honoria will verify rules on posting agendas when minutes are pending.

9. Welcoming Committee

Lee noted the need for two new members for the welcoming committee. Recruitment efforts will begin immediately.

10. Architectural Review and Local Updates

The Architectural Review Committee discussed a new couple's internal renovation plans. Changes to San Francisco's window replacement rules were noted, with potential exemptions for historic districts such as Balboa Terrace.

11. Mills Act Tax Incentive Discussion

The board discussed the Mills Act as a potential opportunity for tax savings for qualifying historic homes. Robert explained eligibility requirements, including:

- City approval of the property as historically significant.
- The home being a major contributor to the historic district.
- Lack of significant structural alterations.

Potential tax savings of up to 50% for maintenance expenses were noted, pending city participation.

12. Election and Ballot Counting

The election committee continued counting ballots during the meeting. The board agreed to proceed with discussions while taking a recess if necessary.

Next Steps

- Town Hall Promotion: Lee and Cindy to manage promotion with support from Steve.
- Agenda Posting Rules: Honoria to confirm requirements.
- Lien Action: Mary to initiate lien placement.
- Irrigation Repairs: Robert to oversee work.

- Welcoming Committee: Lee to recruit two new members.
- Ballot Counting: Election committee to complete and report results.

Adjournment

The meeting continued informally during ballot counting, with a formal adjournment pending the completion of election results.