

**FOREST HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
June 13, 2016**

The meeting was called to order at 7:05 p.m. by Board President, Mark Watts, and was adjourned at approximately 8:20 p.m.

1. Notice:

A copy of the meeting notice was sent on June 6, 2016 to each Director via email and posted in the kiosk outside the Clubhouse.

2. Quorum:

Quorum was met. FHA directors present Mark Watts, Eric Buonassisi, Barney Deasy, Eileen Li, Dena Williams and R. Wallace Wertsch. Not present: Director Barbara Damlos

Actions Taken:

A. The minutes of the Forest Hill Board of Directors' meeting held on May 9, 2016 were voted on and approved by all directors present. Motion carried.

3. Treasurer's Report:

Through 2 months (16.6%) of FY 2016, our income from assessments and Clubhouse Rentals has reached \$79,777 or 18% of our budget forecast for the year. Expenses outpaced income in the month of May by \$32,769

Income:

- Assessments received this month totaled \$8,674 bringing 2016 payments to 93.8% of budget. The 1st delinquency letter in April brought in \$15,760. A 2nd delinquency letter with 10% late fees has just been mailed to the 29 remaining late payers. 2016 Assessments outstanding are now \$15,220.
- Clubhouse Rentals (all members) reached \$7,195 for the month bringing YTD income to \$55,195 – 55% of the full year forecast.

Expenditures:

- \$22,000 of our loss for the month came from the unbudgeted purchase of our ebony baby grand piano (including tuning and taxes). We may eventually capitalize the purchase but the cash came out of our reserve checking account in May and charged to Clubhouse Maintenance Services.
- The only other major budget miss came from a \$5,000 retainer paid to the law firm of Zacks, Freedman & Paterson to represent the FHA in our CH use appeal. The total legal bill for this action may reach as high as \$30,000 according to their estimate.
- All other expense categories are at or below their YTD budget. Insurance premiums have been paid in advance, as usual, but are on target for the year as budgeted.

The NRLOC loan balance at Union Bank is now **\$242,379** with principal and interest payments fixed at \$3,074.90 per month.

Our cash balance on hand in all bank accounts is **\$298,973**.

For more detailed comparisons, please review the 6 page Treasurer's Report and the Accounts Receivable May 31 listing of member assessments outstanding. Liened accounts receivable remain unchanged at **\$45,114.**

4. Forest Hill Christian Church on Laguna Honda: Pauline UI & Aslan Foster

- a. The church is set on 1.63 acres of land. The church board has been discussing since the 1950's whether to have a retirement home in the back (where the parking lot is) and be a tenant church and not a landlord church.
- b. FH Church is working with Christian Church homes in applying for money through the city to build a 100-150 units, 4-5 stories.
- c. The church is not part of the FHA, but they do own 1 parcel of land on Castenada & Ventura.
- d. Timeline is at least 2 years out before breaking ground.

5. Security: Friend of Barney Deasy, Sergio Rayez owner of Protect security

- a. Sergio stated that security issues are happening in all neighborhoods & vertical neighborhoods
- b. Things to do:
 - i. Get neighbors involved, communicate with each other when you are leaving out of town and what your daily routine is so you can look after each other.
 - ii. Get a twitter account each block and notify each other of suspicious activities
 - iii. If you have a camera at your door or on your property let the Taraval Police Station know you have it.
 - iv. There are new applications that take a photo of anyone who rings your doorbell. It senses motion and takes a video and photos.

6. Landscape:

- a. Terra Landscape took over landscape maintenance as of June 1, 2016. Valleycrest is still the landscape company for tree pruning.
- b. Diane Wara spoke about a November ballot initiative about taking back responsibility of the tree maintenance on median strips.
- c. The water bill for the Clubhouse has increased 200% in the last 2 months. Looking at the landscape to see if there is a leak.
- d. JN to send notice to members who live on San Marcos & Santa Rita to let them know the FHA has learned that up to 10 trees may have to be taken down as part of the upcoming construction work.

7. Clubhouse Rental Update:

- We have 67 rentals on the books for calendar 2016. 52 rentals for Members and 15 for Non-members. (All nonmember contracts were initiated prior to October 8, 2015.)
6 new contracts since the last board meeting; all are member events. 2 cancellations.

8. Brick patio/wall and concrete driveway:

- Rigo C. looked into whether Bead blasting the tiles on the lower patio and it is not an option to sandblast ceramic tiles. It is also an insurance issue.

9. Garden Club:

- a. Sima will send the yearly calendar to the office

- b. Want to actively recruit new members and bring neighbors in to get them interested in helping with events like Community service, food bank etc. Suggestion was had to have one of the monthly meeting meet in the evening and not during the day to accommodate working families.

10. Clubhouse:

Law firm of Ryan Patterson from Zach, Friedman & Patterson has been retained with a \$5000 retainer.

11. Activities: Eileen is starting to work on the picnic, scheduled for August 28th @ 2pm.

Looking to schedule community activities after school like homework help, story time hour, coffee Wednesday mornings?

Discussed the possibility of purchasing a projector. JN to do research in getting one.

12. West of Twin Peaks

Discussed BTHA Coyote Resolution

13. Ring Central/Credit Card application:

Discussed setting up Ring Central and Eric B. will look into getting credit card for purchases.

Respectfully submitted,

Janette Najar