

**FOREST HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14 2016**

The meeting was called to order at 7:00 p.m. by Board President Mark Watts, and was adjourned at approximately 8:50 p.m.

1. Notice:

A copy of the meeting notice was sent on November 7, 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, Barbara Damlos, Dena Williams, R. Wallace Wertsch and Eileen Li.

Actions Taken:

- A.** The minutes of the Forest Hill Board of Directors' meeting held on October 10, 2016 were voted on and approved by all Directors present. Motion carried.

3. Treasurer's Report:

Through 7 months (58%) of this year, revenue from assessments, bank interest and Clubhouse Rentals has reached \$134,313. Interest earned from late payment fees and CDs has reached \$2,823, 5% above our budget estimate for the year. YTD assessments received have exceeded 2015 by 50% or \$13,900.

Revenue:

- 2016 assessment receipts are now ahead of last year with 99.9% of expected total payments received. We will notify the remaining 5 late payers that liens will be registered in December with an additional \$125 administrative fee and 10% late fee if the late payment is not received.
- Clubhouse Rental Revenues for October totaled \$5,375 for the month. Rental gross revenues for events scheduled for this fiscal year now totals \$89,894 – 90% of the FY2016 forecast. The 11 nonmember events this year averaged \$2635/event and the last one was a wedding on October 1st. We have 70 events on the schedule for this year and have forecasted 75.

Expenditures:

- Payroll expense remains under budget by 20% with our Clubhouse Manager working fewer hours with fewer events scheduled compared to last year. With tentative member rental interest not yet in contract, it looks like we may end the year with 80 paid events for FY 2016. We planned on 75 events for the year – very close to the current predictions.
- Insurance is at 85% of the yearly budget but on plan for the year. It increased with this month's payment of a \$1918 quarterly premium for liability insurance for the Clubhouse.

- Clubhouse utilities are at 73% of budget with water, sewer and telephone expense exceeding budget. Our Internet monthly expense has increased from \$80 to \$125 as we switched from Comcast Residential to Comcast Business so we could get a more powerful router to increase our upload and download speeds in the office and Clubhouse assembly room. Speeds are significantly improved but we still need to run Ethernet cable from the office to the Clubhouse.
- Clubhouse maintenance expenses remain over budget but are coming down at 68%. Security is below budget by 20% and event supervision expense is running 8% above budget after raising their hourly rate from \$20 to \$25 last month. Cleaning costs are running 10% over budget.
- Professional Services continue above budget at 133% of the annual budget. Legal services will be over budget while the remainder of professional services will be under budget. We don't expect further legal costs this year.
- Landscape, Office, and Community expenses are all well below budget at 48%, 17% and 17%, respectively.
- The Clubhouse NRLOC loan balance is now **\$232,068**; the cash balance is **\$193,072**.

The treasurer report was voted on unanimously approved.

4. **Activities committee:** Children's Holiday party is December 11th at 1pm.
5. **Clubhouse subcommittee:** Committee has met twice and will meet again later in November to finalize new guidelines they would like the Board to adopt.
6. **Architectural Review Committee:** No report
7. **Technology committee:** New committee, no report
8. **Garden Club:** holiday party on December 3rd is almost booked (5-6 more reservations available)
9. **West of Twin Peaks Mtg.** – Meeting was all about the resolution that the Forest Hill Group has asked the Forest Hill Association to adopt. No vote took place was taken yet on the project.
10. **Forest Hill Church Bldg. Project:**
 - a. Kathleen Mertz, VP of Christian Church Homes spoke. They are the developer to the church on the project and advised the group of a meeting being held on November 30th at 7pm. This meeting will be a "Kick-off" and held at the Forest Hill Christian Church. Website: lagunahonda.cchnc.org
 - b. Approx. 100 members of the community were present and discussed the 150 units of "affordable senior housing" that the Forest Hill Church has proposed on

their site on Laguna Honda. The current project is proposed to be 5 stories with 1 sublevel of 60 parking spaces, half for residents, half for visitors. 20-30% of the housing would be formerly homeless & all residents must be 55 and older to qualify.

- c. 2 law suits are pending against CCH.
- d. Preliminary Project Assessment by the Planning Department states they wanted the architecture more woodsy, campus effect. The Developer has not responded to the Planning department yet.
- e. Approximately 90% of those in attendance were opposed to the project because of the size of the project and the design of the project. Joe Bravo asked that the FHA Board approve a resolution to oppose the project. Motion was made to approve the resolution (which opposes the project as proposed – see attached resolution). 6 FHA Board members voted yes, Director Barney Deasy abstained. Motion passes.

No further business discussed.

Respectfully submitted,
Janette Najjar

FOREST HILL ASSOCIATION RESOLUTION OPPOSING FOREST HILL CHRISTIAN CHURCH'S PLANNED DEVELOPMENT OF A FIVE STORY HIGH HOUSING PROJECT OF 150 UNITS AT 250 LAGUNA HONDA BOULEVARD

Whereas a 150-unit, fifty-foot housing development has been proposed for new construction at 250 Laguna Honda Boulevard by the Forest Hill Christian Church.

Whereas the 150-unit development, in its application of July 2016 submitted to the San Francisco Planning Department, calls for demolition of the Forest Hill Christian Church, built in 1962 and located in a historical district.

Whereas the 150-unit development, in its application of July 2016 submitted to the San Francisco Planning Department, calls for the demolition of the Forest Hill Christian Preschool

Whereas, the 150-unit development will also result in the closure of an early childhood development center in addition to the Forest Hill Christian Preschool, a minority woman-owned business.

Whereas the 150-unit development, in its application of July 2016 submitted to the San Francisco Planning Department would rezone the 617 foot by 191-foot parcel at 250 Laguna Honda Boulevard for a more much intensive use than the current RH-1 D zoning for the entire Forest Hill neighborhood and increase the height limit of 40 feet to 50 feet, the height of a five story building, for a lot area of 70,796 square feet.

Whereas the 150-unit development, in its application of July 2016 submitted to the San Francisco Planning Department, would develop the parcel of land at 250 Laguna Honda into 116,395 square feet of residential rental usage, a usage completely out of character for the only residential neighborhood adjoining it.

Whereas the project sponsor for the 150-unit development has failed to provide any information at meetings with Forest Hill Association residents and the West of Twin Peaks Neighborhood Association about the economic feasibility of a less intensive development than 150 rental units, despite admitting its knowledge of the expected revenue from 150 rental units and despite the obvious cost of new residential construction in San Francisco and despite admitting it knows the price of the proposed land purchase from the Forest Hill Christian Church.

Whereas the Forest Hill Christian , the owner of the parcel at 250 Laguna Honda Blvd. has claimed in meetings with Forest Hill Association members that the Church has lost its congregation over the years and that it has no other alternative other than to sell the parcel for its claimed, long time desire to provide housing for seniors, but, in fact, the Forest Hill Christian Church has never publicly announced any long term plan or desire to build senior housing at 250 Laguna Honda Boulevard until October of this year, 2016. In addition, the Forest Hill Christian Church has never indicated it has ever offered to sell its land to any other religious or other non-profit organization dedicated to providing services for the community, particularly seniors or children whose use of the land would be less intense and more inclusive than 150 rental dwelling units.

Now therefore, it is resolved that the Forest Hill Association has, by a vote of its Board at its general membership meeting on November 14, 2016, after having invited the project sponsor of the 150-unit development to attend and speak, objects to and opposes the development of 150 units at 250 Laguna Honda Boulevard as proposed in the July 2016 application to the San Francisco Planning Department. This objection and opposition is made on the grounds that the 150-unit, five-story-high development is excessively out of character with Forest Hill's Rh-1 D single-family neighborhood zoning, including to its size, height, bulk and intensive use. In addition, this opposition is based upon the fact that the project will result in the closure of a preschool and an early children's development center. Finally, the opposition is based on the Church's failure to explore alternative uses of 250 Laguna Honda Blvd that are consistent with the neighborhood, including senior, childcare or education use, open space, a community recreation center, or any other use by any other non-profit or religious organization consistent with a neighborhood zoned for single-family homes in a neighborhood so centrally located in San Francisco.