

**FOREST HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
October 3, 2011**

Board Members present: Diane Wara, Dan McHugh, Paul Cooper.

Others in Attendance: Harold Wright, Rigo Cabezas, Steve Halpern, Tessa O'Leary.

Diane Wara called the meeting to order. The meeting began at 7:05 pm.

A quorum of the Board not being in attendance, no decisions can be made. The following items were discussed ONLY. Any decisions are deferred to the following Board Meeting in November.

In this context, Harold Wright suggested that Directors who have missed three Board Meetings should voluntarily step down in favor of a "replacement" new Board Member who would be available regularly. Diane Wara suggested to publish Board Meeting attendance every 6 months.

Minutes: The draft minutes of the previous meeting, July 11, 2011, were reviewed. The Board will ask for approval at the next meeting.

The next Board Meeting is planned for Monday, November 7, 2011.

Treasurer's Report:

Deferred to next Board Meeting, November 7.

Advisory Committees:

Architectural Review Committee

Steve Halpern reported on the following issues:

44 Mendosa Avenue: SF Planning Department has officially notified the owners of their continuing code violation "Section 136" and is charging them a \$250 penalty per day the violation continues, starting 9/5/2011. FHA, as a courtesy, will notify the real estate agent handling the sale of the property of this situation as soon as we receive information about which agent will be in charge.

200 San Marcos Avenue: no new developments on the issue of an unwarranted bedroom built into a garage. The engineer in charge has so far not responded to Steve's repeated inquiries. Two City Departments are meanwhile involved: Street Improvement Dpt and Building Dpt. Steve promised to follow up with both.

255 Magellan Avenue: a big house situated on 3 lots. The end lot has just been sold for construction of a new house which is reported to be big in scale. Steve Halpern will try to obtain more information about the planned construction and report back.

On the issue of unsightly garbage can management, Steve announced that all 129 households that are in violation will receive a personalized letter from FHA shortly, as approved by the Board, and that these letters will likely go out within the coming week.

Several attendees remarked on the spread-out pick-up times for the three different garbage cans. This situation results in one of the cans remaining curbside for most of the day. Diane Wara offered to call the Garbage Company in this matter.

Lastly, the issue of planned construction of 43 units in Forest Knolls was brought up again. The developer had expressed interest in presenting the plans to FHA. Given that the project is a contentious issue among the immediate neighbors,

and given that the construction will have no impact whatsoever on the Forest Hill neighborhood, FHA will not get involved and will decline the developer's request.

Clubhouse Committee:

Paul Cooper reported about the Community Meeting with architect Nancy Goldenberg on September 28. Feedback on the meeting was in general positive. The next meeting is planned for November 16, and an announcement will be published in the Newsletter. At that meeting, the architects will present their design ideas and a general cost projection. Paul Cooper suggested to email a questionnaire to FHA members asking again for Community input on the Clubhouse renovation, and to also post this questionnaire on the FHA Website, as another attempt at Community outreach. In this context, Board Members and attendees discussed several related issues, e.g. the implications of building ADA compatible bathrooms (does that necessitate taking space from the adjacent office annex?); the remodel of the kitchen, provisions for additional storage space (e.g. also in the office annex, in the downstairs area), a possible conversion of the second floor of the office annex into a caretaker's apartment (which brings up possible insurance issues), and lately the general consensus that the overall objective of the planned Clubhouse renovation is not an increase in usage, but the conservation of the structure for future generations. Increase in usage may be a desired side effect, but not the main purpose.

Since so far a financial advisory committee for the Clubhouse Renovation project has not been formed, Diane Wara formally requested that the Finance Committee under the leadership of Treasurer Sally Kipper convene as soon as possible to explore financing options for the construction work. There are basically three financing options: borrowing (i.e. mortgaging the Clubhouse), calling for donations from the Community, and selling FHA property (one of the lots the FHA owns). Regarding the borrowing option, the Finance Committee is requested to calculate the maximal monthly payments FHA can afford, given the current financial status, while Office Manager Jutta Lammerts will inquire about the prices for different mortgage options at Bank of America.

There was a general consensus that while FHA has the power to make a financing decision, Community support is desirable. Before the final decision, the Community should therefore vote on the FHA Board's financing plan.

Activities Committee:

FHA Member Tessa O'Leary outlined plans for the upcoming Family Halloween Party, "Family Monster Mash," she is organizing. The party will be held on Sunday, 10/30, not on the actual Halloween Day. This date will enable more families to attend, and more than 130 guests are expected. Party announcements will be published in the Newsletter and distributed via email and e-vite. There will be a costume contest, a DJ from 4-6 pm, and child-safe pumpkin carving and painting. Alongside hot dogs a potluck of healthy appetizers and snacks will be served. Beverages will be provided by the family fathers involved. Also, re-use of last year's decorations and the purchase of more reusable decorations is planned. Tessa needs an advance payment of \$ 800 for her expenses and will submit receipts afterwards. This expense is included in the FHA budget.

The Boy Scouts will again help with preparations and clean-up.

Communications Committee:

Kathe Farrell had submitted draft guidelines on including Human Interest articles featuring exceptional hobbies of FHA members in the FHA newsletter. These guidelines prescribe that such articles must not be of an advertising or soliciting nature. The draft will be distributed to all Board Members for review and discussion at the November Board Meeting.

Infrastructure:

Board Liaison and Chairman Dan McHugh reported on the issue of the planned installation of AT&T boxes. One such device has proposed for the front of 135 Taraval Street. Dan and Dottie McHugh, Warren Krauss, Paul Cooper, and Kathe Farrell individually submitted their objections in writing to the Department of Public Works. The "SF Beautiful" organization, together with a number of neighborhood organizations, have meanwhile filed suit against AT&T. The issue is so far undecided.

A lively discussion ensued in regard to possible FHA involvement. It was agreed to include an article in the next Newsletter to advise homeowners of their options.

Landscape Committee:

Board Liaison and Chairperson Diane Wara reported on the current tree and shrub replanting program. Homeowners who had sidewalk trees removed in the past or who have actively asked for new trees have been invited to participate. They have been presented with a species suggestion by the Valley Crest arborist, and responses are coming in slowly. Some homeowners dislike the choice of species, and discussions arise as to what trees could and should be planted in a specific area. Surprisingly, some homeowners refuse to have trees replaced at all while the City mandates such replacement. In the future, FHA will only remove trees AFTER the homeowners have consented to replanting in writing. Likewise, the shrub replanting project on lower Alton Avenue proves to be difficult, especially due to lack of cooperation from some of the homeowners involved. FHA has offered to pay for the labor involved, but cannot afford to pay for all new shrubs to be planted.

Adjournment: There being no further business, the meeting was adjourned at 8:50 pm.

Respectfully submitted,
Jutta Lammerts