

**Westwood Park Association
Meeting Minutes
December 15, 2015 – 7 p.m.
85 Hazelwood Ave.**

MINUTES

7- 7:30 p.m. - Westwood Park residents' opportunity for questions and comments. The Westwood Park Association will commence its business meeting promptly at 8 p.m. Residents are welcome to stay to observe.

I. Roll Call

Present: Kate Favetti, Tim Emert, Caryl Ito, Linda Judge, Kathy Beitiks, Ravi Krishnaswamy, Anita Theoharis

Guests: Bob Hermann, resident and Dist.7 Participatory Budget representative; Anne Chen, resident.

II. Approval of Minutes November 17, 2015

Linda moved to approve the Minutes of Nov. 17, 2015, with corrections; seconded by Caryl approved 7-0

III. Co-Treasurer's Reports

A. *Account Balances* – Kate

Checking: \$47,771.95; Savings: \$40,826.57; Total: \$88,598.52 (As of Nov. 30, 2015)

It was agreed to cancel the scanner contract with Chase Bank by January 31, 2016.

B. *Dues and Liens* – Anne

Anne continues to file and collect on liens. \$120 recently received.

C. *Outgoing Checks* – Caryl

#1254 – 11/22/15; \$364.70; to Anita Theoharis for CAC meeting notices/postage/envelopes

#1255 – 12/9/15; \$347.06; San Francisco Tax Collector

#1256 – 12/15/15; \$61.35; AT&T phone bill

IV. Committee Reports

A. *Website Update* – Ravi - to be taken out of order

Ravi presented a proposal for electronic document management, privacy and email, and maintenance of web and electronic properties of the WPA. Linda made a motion to approve \$500 to bring WPA IT capabilities up-to-date; seconded by Caryl; approved, 7-0.

B. *Newsletter* – Kathy

It was agreed to mail the Winter 2016 Newsletter with the annual dues bills and other documents, in order to save money on postage. Kathy submitted list of articles. Deadline for submission of articles was changed to the first week of February.

C. *Centennial Committee* – Kathy

No report

D. *Common Area Maintenance* – Anne

Anne reported that an arborist evaluation of WPA's trees will take place next year. She said the current drought has been good for the flowering red gumwood trees, which thrive in such conditions. Special attention will be paid to other trees to determine if any preventative measures need to be taken in view of forecasts of heavy rains (El Nino next year.)

E. *Planning and Zoning* – Anita

No report

F. *Balboa Reservoir Proposed Development Committee* – Linda Judge

To be convened at 6:30 as a Committee of the Whole

Linda gave an update on the December 14 meeting of the Balboa Reservoir Community Advisory Committee. The interim chancellor for CCSF spoke at the meeting and said it will be at least one year before the CCSF Master Plan is presented for discussion. She said that CCSF plans to be part of the discussion about the future of the Balboa Reservoir. There was additional discussion about the potential for housing students, teachers and veterans. The January meeting of the CAC will meet on Jan. 11, 6:15 p.m., CCSF Multi-Use Building, to discuss "Additions to Public Benefits and Revisions to Draft Parameters."

G. *Ocean Avenue Association (OAA)* – Kate

The OAA has asked the architect to revisit his design of a proposed new building on the site of the former Ocean Pizza restaurant; the Ocean Avenue Vacancy Report can be found on the OAA's website; there is discussion of a proposal to close off Ashton Street at Ocean Avenue, reconfiguring several parking slots; the highest percentage of area auto break-ins is occurring near 24-Hour Fitness; Melanio's will be changing ownership, and will expand for a coffee roaster section into the adjacent building; Philz Coffee plans to open on the ground floor of the Mercy Housing building; owners of the new apartment building across from McDonalds are looking for an upscale restaurant tenant; the OAA will be opening an office in the 1600 block of Ocean, next to the Sherwin Williams Paint store.

V. Old Business

A. *Co-Treasurer/Bookkeeper/Income Accounting/ Responsibilities* – All

Caryl moved to accept Anne Chen's proposal to temporarily take on dues and liens duties from January 1 to March 4, 2016; seconded by Linda; approved, 6-0

It was brought up that it would be best to try and find a WPA resident, if possible, to volunteer or get paid to do the data base and accounting functions. Board members were going to try and identify and recruit a possible replacement.

B. *Project/Common Area Maintenance Board Oversight responsibility* – All

Discussion to continue at next board meeting.

C. *Communications/Website* – All

(See above - #V. A) Additional discussion postponed.

D. *Participatory Budget* – Bob Hermann (to be taken out of order)

Linda made a motion for the WPA to send a letter supporting Bob's proposal for the "Monterey/Plymouth Saving Lives Pedestrian Safety Project"; seconded by Caryl; unanimously approved. The project would provide flashing lights on the crosswalks at Monterey and Plymouth. Funding would come from the District 7 Participatory Budget Program. Districtwide voting on several projects will occur in the Spring.

E. *Meeting with SPUR*

Caryl reported that she and Linda attended a function and informally mentioned the Balboa Reservoir proposed development with a SPUR official. SPUR has taken no stance on the project.

VII. New Business

There was brief discussion about a vacant home on Westwood Avenue and non-owner occupied home on Miramar Avenue.

VIII. Executive Session: Potential Litigation

Discussion began at 6:46 p.m., ended at 7:09 p.m.

IX Next Meeting: January 19, 2016 at 7 p.m.

X. Adjournment

Tim made a motion to adjourn at 9:41 p.m.; seconded by Linda; approved, 6-0.

*Respectfully Submitted,
Kathleen Beitiks, Secretary
Westwood Park Association*