

**Westwood Park Association
Meeting Minutes
January 19, 2016 - 7 p.m.
598 Miramar Ave.**

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.

MINUTES

I. Roll Call

Present: Kate Favetti, Tim Emert, Caryl Ito, Linda Judge, Kathy Beitiks, Ravi Krishnaswamy, Anita Theoharis (via phone).

Guests: Francine Lofrano, Fred Lofrano, Laura Frey, Anne Chen

II. Approval of Minutes December 15, 2015

Caryl made a motion to approve the Minutes of December 15, 2015, with corrections; seconded by Tim; approved, 7-0.

III. Co-Treasurer's Reports

A. Account Balances – Anne

Checking - \$45,563; Savings - \$40,828; Total - \$86,391 (*As of 12/31/2015*)

B. Dues and Lien collections – Anne

Anne reported that 23 letters of lien warnings have been mailed (for non-payment of annual dues).

C. Outgoing Checks – Caryl

#1256 - 12/15/2015; \$61.35; AT&T monthly invoice

#1259 – 12/28/2015; \$324, WPA Post Office Box annual fee

(Check #1257 and #1258 were skipped in error.)

IV. Committee Reports

A. Website Update – Ravi (to be taken out of order)

Ravi will select a training date for Kate and Kathy to be trained in posting documents for online storage. He will work with Anne to upload treasurer files. He will also work on email issues.

B. Newsletter – Kathy

Articles for the upcoming WPA newsletter are due Feb. 11.

C. Centennial Committee – Kathy

Sup. Yee's office contacted city officials about the feasibility of installing Centennial Bricks in the Miramar Median. City officials said as long as the bricks are in the traffic circle, no permit is required. However, Kathy has requested clarification about the design and possible ADA issues. At that point, the Centennial Committee will meet and vote on recommendations for final Centennial plans.

D. Common Area Maintenance – Anne

The WPA gardener has had a problem with harassment by a resident. The board recommended that the gardener call the police if it happens again. A letter will be sent to the resident.

The Miramar/Monterey entrance gates need to be power washed to remove sap dripping from a nearby tree. The sap could cause deterioration of the stucco. Tim made a motion to allocate \$500 for the power washing; seconded by Caryl; approved 6-0.

The WPA has offered to prune branches on the Norfolk pine that will potentially cause problems with the wrought iron on the Miramar/Monterey entrance gate. The tree is on private property.

Tim made a motion to approve \$6,365 to prune WPA trees in the common areas; seconded by Anita; approved 6-0.

- E. *Planning and Zoning* – Anita
Homeowners at 65 Greenwood are planning a remodel within the envelope. Anita continues to remind real estate agents of their duty to inform their clients of the WPA Residential Character District Guidelines.
- F. *Balboa Reservoir Proposed Development Committee* – Linda Judge
To be convened at 6:30 as a Committee of the Whole
Members of the WPA Balboa Reservoir Proposed Development Committee expressed their unhappiness that all of its larger point recommendations to the Community Advisory Committee (CAC) have been ignored.
A second survey will be sent to WPA residents, now that eight or nine months of new information have become available. Results of the survey will be used to support WPA positions on the proposed development. The survey will focus on the numbers of units, open space, height, affordability, parking and transportation. The survey will be sent to residents the last week of January, with a requested return date of February 2.
- G. *Ocean Avenue* – Kate
Kate reported that there will be parking at the new building on the corner of Miramar/Ocean and one retail spot is designed for food service; no word yet on the future of the former Ocean Pizza location; “In Style” has closed; the Brighton Avenue apartments are open for leasing; the Ave Bar may move to a retail location on Ocean@Brighton; beer sales have been approved at the billiards parlor; the El Rey Theater has been sold.

V. Old Business

- A. *Co-Treasurer/Bookkeeper/Income Accounting/ Responsibilities* – All
Anne reminded the board that she will relinquish all treasurer responsibilities by March 1, but will be happy to train a new recruit. Board members were encouraged to ask neighbors to volunteer. If there is no success in the next few weeks the board will have to decide if it should hire an accountant service.
- B. *Project/Common Area Maintenance Board Oversight responsibility* – All
Discussion to continue at next board meeting.
- C. *Communications/Website* – All
Discussion to continue at next board meeting.

VII. New Business

- A. *Draft Budget FY 2015-2016 Closeout* – Anne
Anne presented the final budget summary for 2015-16.
- B. *Draft Budget FY 2016 – 2017* - Anne
Anne submitted the draft 2016-17 budget for discussion.
- C. *El Rey Theater Landmark Status* – Kathy
The Art Deco Society of California has requested a letter of support from the WPA for its application for a grant from San Francisco Heritage. The grant would provide funds to hire a preservation consultant to write a San Francisco landmark nomination for the 1931 El Rey Theater on Ocean Avenue. Caryl made a motion to delay a letter of support until more information is available; seconded by Tim; approved 3-2 (Caryl, Kate, Tim – Yes; Anita, Kathy – No).

VIII. Executive Session

The board went into executive session at 9:55 p.m. to discuss potential litigation.

IX Next Meeting: February 23, 2016 at 7 p.m.

X. Adjournment

Tim made a motion to adjourn at 10:15 p.m., seconded by Caryl; approved 5-0.

Respectfully Submitted
Kathleen Beitiks, Secretary
Westwood Park Association