

**Westwood Park Association
Meeting Minutes
August 16, 2016 – 7 p.m.
85 Hazelwood 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.

AGENDA

I. Roll Call

Present: Kate Favetti, Kathy Beitiks, Caryl Ito, Anita Theoharis
Excused: Tim Emert, Linda Judge, Ravi Krishnaswamy
Guests: Francine Lofrano, Fred Lofrano, Joe Koman, Anne Chen

II. Approval of Minutes July 19, 2016

Caryl made a motion to approve the July 19, 2016 Minutes; seconded by Anita; approved, 4-0

III. Co-Treasurer's Reports

A. *Account Balances* – Kate

Checking - \$70,598; Savings - \$40,838; Total - \$111,438 (as of 7/28/2016)

B. *Income and Expense Report* – Caryl

Caryl reported July was a low expense month. \$2,244 in assessments was received. The WPA is close to the projected revenue for the entire year. Total amount of funds in the Centennial account was clarified: \$5,220.

C. *Outgoing Checks* – Caryl

#1299 - \$64.90, AT&T monthly bill; 8/12/2016

IV. Committee Reports

A. *Website Update* – Ravi

No report

B. *Newsletter* – Kathy

Fall 2016 Newsletter will be mailed any day now.

C. *Centennial Committee* – Kathy

Kathy showed the board the Centennial banner design from resident Don Vogel. Approval of a company to install the banners will take place at a future WPA meeting. At the September 10 Annual Meeting, residents will have an opportunity to enter a raffle and win one of the Centennial banners at the end of 2017.

D. *Common Area Maintenance* – Anne

Boulders are being stolen in the Miramar Median and the Plymouth Green. Anne will begin the process of making appointments with our arborist for the regular tree inspections.

E. *Planning and Zoning* – Anita

154 Westwood: neighbors will meet with owners regarding proposed remodeling; **600**

Miramar Avenue: A Notice of Violation has been issued surrounding current construction

activity; **528 Miramar Avenue:** Going up for sale after remodeling; **29 Eastwood:** owner has contacted WPA for specific alteration requirements and rules.

F. *Balboa Reservoir Proposed Development Committee*

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

Kate reported that on September 12, the Community Advisory Committee (CAC) will be voting on the Principles and Parameters that will be incorporated in a Request for Proposal (RFP) to be sent to potential developers of the Balboa Reservoir site. She said that the CAC Committee requested that a preamble and pertinent legal requirements be included. She added that she would like to have a copy of the Balboa Station Area Plan attached. In addition, City Planning staff announced that the CCSF Master Plan will be part of the RFP

package. Planning staff will select potential developers based on their qualifications. Because it appears that Planning staff is not including requests from Westwood Park regarding parking, height and number of units, as the representative of the WPA, she will cast a dissenting vote on the proposed Principles and Parameters.

- G. *Ocean Avenue* – Kate
1608 Ocean Avenue Spa – Dept. of Public Health closed the business due to non-compliance issues and there is concern about activities resulting in law enforcement monitoring; 1490 Ocean Avenue – a group is exploring the location for a medical office; the Dollar Store complex is for sale; the Power Trading Company is looking into building condominiums on the property; the former laundromat space (Ocean@Miramar) is for rent; 1600 Ocean Avenue applying for an ATM permit; Unity Plaza opens to the public on October 1.

V. Old Business

- A. *Project/ Board Oversight responsibility* – All
Discussion to continue.
- B. *Communications/Website/Cloud* – All
Board members were reminded to continue placing documents “in the cloud.” Contact Ravi for information.
- C. *Annual Meeting Update*– Kate
Kate passed out details of Annual Meeting responsibilities.
- D. *Dog Poop Sign Update* – Kate
The new “No pet pooping” signs have been placed around the neighborhood. It was suggested more signs be added.
- E. *Application Short Term Rental received* – All
336 Granada Avenue and 1566 Plymouth Avenue have submitted Short Term rental applications to the city. Letters of response from the WPA will be sent out.
- F. *Secondary units, Short Term Rental, Air BnB, et al* – All
Discussion to continue.
- G. Outreach other similar and nearby HOA’s – All
Discussion to continue.

VII. New Business

- A. Transition Planning – All
The newly elected WPA board will meet the week after the Annual Meeting to discuss transition details.

VIII. Executive Session: Potential Litigation

No discussion

IX Next Meeting: September 10, 2016 (11a.m. – 1p.m., Faxon Green)

X. Adjournment

Caryl made a motion to adjourn at 8:49 p.m.; seconded by Kathy; approved

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