

Westwood Park Association
Board Meeting Minutes
November 16, 2017 – 6:30 P.M.
45 Pizarro Way

AGENDA

Call to Order

President Anita Theoharis called the meeting to order at 6:40 PM

I. Roll Call

Present: Mike Ahrens, Francine Lofrano, Anne Chen, Anita Theoharis,

Absent: Ravi Krishnaswamy, Jenny Perez, Joe Koman

Guests: Fred Lofrano,

II. Approval of Minutes September 16, 2017 and September 18, 2017

Ratification of electronic approval of 9/16/2017 and 9/18/2017 minutes; Mike motioned to approve minutes; Anne seconded; unanimously approved, 4-0

III. Treasurer's Reports

A. Account Balances – Per Anne, total bank balance as 10/31/2017 is \$117,064.00 (Checking: \$76200.00; Savings: \$40864.00.)

B. Income & Expense Report – October 2017 Income and Expense Report submitted by Anne Chen.

C. Outgoing Checks – Joe absent – to be continued to next meeting.

IV. Committee Reports

A. Newsletter – Discussed sending electronically. Board will discuss logistics at next meeting.

B. Centennial Committee – The board thanks the Centennial Committee for all the work they did for Westwood Park's centennial celebration. Mike moved to disband the Centennial Committee as their work has been completed. Anne seconded; unanimously approved 4-0.

C. Common Area Maintenance – Baltazar has completed painting Miramar pillars except the pillar next to 1490 Ocean Ave. which will be painted once the development is complete. Pillars at Phelan & Flood and Ridgewood also still need to be painted.

D. Planning & Zoning – Report submitted by Anita.

75 Southwood - Ratification of electronic approval of project. Mike motioned to approve; Anne seconded; unanimously approved, 4-0

600 Miramar: DBI permit tracking indicate no action has been taken since August 2017.

154 Eastwood Approval: WPA received executed notice of special restrictions. Board unanimously approved project electronically. Mike motioned to ratify electronic approval; Anne seconded; unanimously approved, 4-0

1375 Plymouth: Project sponsor informed WPA they could not attend the meeting tonight. Board reviewed the plans and has concerns that the project could turn into a multifamily home due to number of bedrooms (7), baths (6) and numerous ingress/egress points. Board is still waiting for architect's review. Board will contact project sponsors with regards to concerns raised.

E. Balboa Reservoir CAC – Discussed 11/15/2017 meeting with Plymouth residents & Developers. WPA will send a recap of the meeting to Plymouth residents. Discussed 11/14/2017 PUC meeting and that commissioners agreed that parking for students, faculty and staff of City College of San Francisco needs to be addressed as a condition of the Purchase Agreement. Discussed 11/13/2017 BRCAC meeting. Further actions regarding Balboa Reservoir Development to be discussed in executive session.

V. Old Business

A. Cloud Storage – Ravi absent - to be continued to next meeting.

B. Website Update - Ravi absent - to be continued to next meeting.

VI. New Business

A. Billing & Responding to Title Companies – Anne & Anita to approach WP resident Pauline to see if she can assist as a volunteer. Fred to check with bookkeeper he knows to see if she would be interested in bookkeeping for WPA. Anita to check with Joe to see if he can take over responding to title companies.

B. Approval of 2017/2018 WPA General Liability (3 Million) and Umbrella Insurance (2 Million) - (taken out of order) Mike motioned to approve; Anne seconded; unanimously approved 4-0.

VII. Executive Session: Potential litigation discussed

VIII. Next Board Meeting: No board meeting in December. Date for January board meeting to be determined.

IV. Adjournment: Mike motioned to adjourn; Francine seconded; unanimously approved 4-0; meeting adjourned 9 PM.

Respectfully Submitted,

Francine Lofrano, Secretary
Westwood Park Association