

**Westwood Park Association  
Minutes of Board of Directors Meeting  
Meeting Held Virtually  
February 25, 2021**

**AGENDA**

**Call to order at 7:06 pm**

**Roll Call**

**Present (via Zoom):** Mike Ahrens, Francine Lofrano, Joe Koman, Jeanine Hawk, Rick Marsh, Pauline Jue

**Absent:** Mike O'Driscoll

**Guests:** Laurie Jean Anderson

**1. Approval of Minutes from January 26, 2021 meeting**

Confirmation of electronic approval of January 26, 2021 minutes. A motion was made and seconded. Motion was unanimously approved 6-0.

**2. Traffic Matters in Westwood Park**

With only one stop sign on Miramar, there has been an increase of drivers speeding on the street. The Board had proposed to submit a traffic calming request to the SFMTA by its June 1 deadline. Laurie Jean Anderson attended the meeting to propose inclusion of the entire Westwood Park neighborhood in a traffic calming request. Her concern is that traffic calming on Miramar would push traffic on to other streets, such as Plymouth or Faxon. Over the years, Plymouth had been reviewed for traffic calming measures. The tragic death of a boy at Plymouth and Monterey a number of years ago resulted in two stop signs and a speed bump on Plymouth.

Plymouth does experience heavy traffic because it is the only through street that directly connects Ocean to streets beyond Monterey. About a year ago street parking on one side of the 1300 block of Plymouth was banned from 9 am to 5 pm on weekdays. While this has created safer egress for the residents on this block, it has also created a wider traffic lane which is more tempting for speeding.

Laurie is concerned that Plymouth continues to be unsafe because of speeding drivers. While any individual can submit a SFMTA request, she feels that a submission by the Board would carry more weight for approval.

After discussion, and motion was made and it was approved 6-0 that the Board will proceed with the Miramar submission. In addition, the Board will analyze concerns expressed with regard to Plymouth traffic and will first discuss that matter with the new captain of the Ingleside Station, Nicole Jones. After discussing alternatives with Captain Jones, the Board will discuss at a Board meeting whether a SFMTA request with respect to Plymouth is appropriate. The Board will inform Laurie of the timing of the Board meeting at which the Plymouth matter will be discussed.

**3. Co-Treasurer Report**

**A. Account Balances:** Total bank balance as of 1/31/2021 per online bank information is \$37,209.37 (Checking: \$16,290.14; Savings: \$20,919.23).

**B. Outgoing Checks:** Per Joe Koman as of 2/25/2021

**#1483** – (1/28/2021) - \$1600.00 To: Gutierrez Gardening for Jan 2021 services

**#1484** – (2/3/2021) - \$437.52 To: Dragon Printing for Westwood Park newsletter

**#1485** – (2/3/2021) - \$670.00 To: Larry Brown Graphic Design & Communications for designing Westwood Park Newsletter

**#1486** – (2/8/2021) - \$17.15 To: Mike Ahrens for postage reimbursement to send Westwood Park book to new supervisor Myrna Melgar

**#1487** – (2/11/2021) - \$38.00 To: California Secretary of State for Tax forms SI-100 & SI-CID

**#1488** – Void

**#1489** – (2/25/2021) - \$1650.00 To: Gutierrez Gardening for Feb 2021 services

**C. Electronic Payments: Per Bank as of 2/24/2021 - None**

**PG&E** – () - \$ (next electronic payment is scheduled for 3/11/2021)

**Gutierrez Gardening** – () - \$

**D. Dues & Lien Collection Status:** Collection rate hasn't changed from last month's board meeting. PG&E refund check in the amount of \$2039.89 was deposited on 2/16/2021 along with a check for \$240.00 for 2020-2021 HOA dues. Dragon Printing has received the envelopes Pauline ordered and he has verified that the bill template fits the window envelopes. A PDF file of the bills is set to be sent Dragon with the Election Bylaws letter once it's finalized.

#### **4. West of Twin Peaks Association Report – February 22 meeting**

Jeanine, Mike A, and Pauline attended this WTP meeting. There was a long discussion with Captain Nick Rainsford from the Taraval Station about burglaries and crime in the WTP neighborhoods. There is a proposal to cut 165 police officers and the WTP will write a letter in protest to the Mayor.

There was a brief discussion about the SB9 and SB10 which would eliminate single family home designations in California and allow building 2-8 units per lot. WTP will write a letter protesting these bills.

It was stated during the meeting that groundbreaking of the Balboa Reservoir development was scheduled for 2022. At the request of our representative on the CAC, the March 15 CAC meeting agenda will include a presentation by the developer concerning the timing of any development. We will ask questions of the Developer at that meeting to get a more definitive picture of timing of any development.

Finally, a representative from the Stonestown Project, updated the group on new tenants moving in (Whole Foods, Carbon Fitness, Regency Theaters) and the expansion of Target into the old Nordstrom space. They expect an opening later this year.

#### **5. Common Area Report**

There was nothing new to report.

#### **6. 1400 Ocean Discussions About Lighting Miramar Gates**

Mike A and Mike O met with the lawyers for the contractor of this development. The lawyers for the contractor will be in touch with the current HOA managers to discuss the possibility of lighting the Miramar Gates.

Jeanine will contact Mike O about the painting of the pillars. The Board agreed that \$12,000 seemed high for the painting of eight pillars and will ask for additional bids.

#### **7. Safety and Crime**

Mike A will invite Captain Nicole Jones from the Ingleside Station to a special Board meeting.

#### **8. Draft EIR of City College**

While the Board objected to Reservoir development on the grounds that it would harm our neighbor City College, the Board has decided not to make a formal comment on the draft Environment Impact Report on the CCSF proposed master plan.

#### **9. Downtown Congestion March 17 meeting**

Members can attend this Zoom meeting. Mike A, Jeanine, and Pauline intend to dial in.

#### **10. Status of Mailing for Members**

The invoices for the annual assessment has been prepared and the mailing and return envelopes have been delivered to Dragon Printing. The letter announcing the draft election procedures and bylaws has been finalized and will be included in this mailing.

#### **11. Nominations for Directors**

Mike A will draft a letter to residents about the nominations of directors and discussion the next two notices prior to the next election of directors.

#### **12. Status of Fences**

There has been no further contact from the owners of 345 Miramar have not contacted the Board regarding its new fence. No further action needed on 201 Montecito.

#### **13. WPA Mailing List**

Rick will work with interested members to determine how this information can be maintained for access for multiple purposes.

#### **14. Chase Account and Automatic Payments**

Automatic payments for Gutierrez Gardening and PG&E have been re-established.

#### **15. 600 Miramar**

A letter has been sent to the City Attorney about this eyesore.

**16. Balboa Reservoir and March 15 CAC meeting**

Mike A will try to get more information about the project's timeline.

**17. Filing with Secretary of State**

As required, the following forms have been filed with the Secretary of State: 1) Form SI-100, Statement of Information; b) Form SI-CID, Statement by Common Interest Development Association; c) \$38 check to cover the filing fee and copy charge. These forms have been posted in the WPA Dropbox. A motion was made and seconded to approve Mike A's signing of these documents.. Motion was unanimously approved 6-0.

**18. Next Board Meeting**

The Board will meet on Thursday, March 25 at 7 pm.

**19. Adjourn:** A motion was made and seconded. Motion was unanimously approved 6-0. Meeting adjourned 9:15 pm.

submitted by Pauline Jue, Secretary, February 26, 2021