

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

**AGENDA**

**Call to order at 7:01 pm**

**Roll Call**

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

**Absent:** Mike O'Driscoll

**Guests:** None

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

Confirmation of electronic approval of 2/26/21minutes. A motion was made and seconded. Motion was approved 6-0.

**2. Co-Treasurer Report**

**A. Account Balances:** Total bank balance as of 3/25/2021 per online bank information is **\$54,778.03** (Checking: \$33,858.48; Savings: \$20,919.55).

**B. Outgoing Checks:** Per Joe Koman as of 3/25/2021

**#1482** – (3/1/2021) - \$4812.00 To: CF&P Insurance Brokers for D&O Liability Insurance (check written out of order).

**#1490** – (2/26/2021 - \$19.91 To: Pauline Jue for OOMA phone January 2021 reimbursement

**#1491** – (3/4/2021) – \$97.75 To: Anita Theoharis for OOMA phone August-December 2020 reimbursement

**#1492** – (3/4/2021) - \$584.82 To: Dragon Printing for annual assessment printing and mailing

**#1493** – (3/4/2021) - \$867.55 To: Pauline Jue for reimbursement annual assessment stamped envelopes

**#1494** – (3/4/2021) - \$335.50 To: Adams Sterling for Articles of Incorporation & Amendments

**#1495** – (3/17/2021) - \$35.00 To: CF&P Insurance Brokers for IRG Policy Administration Fee

**C. Electronic Payments: Per Bank as of 3/25/2021**

**PG&E** – (3/12/2021) - \$105.13

**Gutierrez Gardening** – (3/19/2021) -\$1650.00

### **3. Report on Payment of Annual Assessments**

Checks for assessments are coming in. As of today, deposits for 2021-2022 assessments total \$28,726.00 (200 checks). I arranged for (and just received) a deposit only ATM card which will allow me to deposit check through the ATM without incurring a per transaction fee (we are currently limited to a total of 200 non-electronic transactions per month). I have another deposit for \$8,470.00 (60 checks) ready and another 101 checks received. This equals a total of 361 out of 685 properties (52.7%) that have paid their 2021-2022 dues.

Also, Francine sent correspondence to 8 individuals whose payments were not complete or were inaccurate.

Lastly, one property owner who has a lien tried to pay just this year's assessment as he has done before. Previously we've sent him a letter to sign and return acknowledging that if we cash his check, it is without prejudice to previous amounts owed. So far he has not signed this acknowledgment so his checks have been returned. I will send another letter of agreement and return his check again if he does not sign it.

### **4. West of Twin Peaks Council**

#### **A. SB-9 AND SB-10**

The Council's president sent a letter to Sacramento, objecting to both of these bills. The March 18 senate meeting on SB-9 has been postponed and now word is that it has been pulled. SB-10 is still in committee. No CEQA or community review required. This would bill would allow, but not require, cities to allow lots to be split into multiple units.

#### **B. Transportation**

SFMTA is predicting that the streetcars will not be running through the tunnel until 2022. Originally they stated they didn't have drivers but finally admitted that there weren't drivers available because they have not driven the required number of hours to remain certified to drive the trains. The West Portal Merchants protested loudly over the continued absence of trains through the tunnel.

#### **C. Mercy High School**

Tom Christian of Cushman provided an update on the sale of the 5 ½ acre site. They approached schools, housing developers, and senior centers about the site. The criteria they used: education, do no harm, help the poor. Nine bids were received and a tentative selection has been made. It will remain a school.

Approvals needed: State Attorney General for the sale of a non-profit property. The Vatican also needs to approve the sale of the Catholic school. It's predicted that the final sale will be made in 4-5 months.

Tom is involved with the Business Owners and Managers Association (BOMA) and is concerned about the housing development issues being proposed. The WTP council will be invited to the next BOMA meeting.

#### **D. Stop Crime SF**

Joel Engardio heads the Stop Crime SF, a 1500 member organization, mostly from the west side of SF but they'd like to recruit members from other neighborhoods. This organization tracks crime, collects data on the courts and judges, and educate on policy and regulations They conduct a webinar: SF Politics 101. They are a non-profit but will be setting up a PAC organization to enable them to formally lobby on issues.

An example of their involvement was fighting the Board of Supervisors' proposal to pull \$2 million from the Police Department's budget. Among other things, it would have eliminated 167 officers. Stop Crime SF was successful in getting \$1 million was restored to the Police Department's budget. The Police Commission did not approve the cut of 167 officers.

Joel briefly discussed the Recall Chesa Boudin effort. There are apparently a couple of websites but only one true recall organization: [recallchesaboudin.org](http://recallchesaboudin.org)

#### **E. Twin Peaks**

The Portola entrance will be open while Burnett remains closed to vehicles. Bicycle advocates would like both entrances closed but the ADA advocates and tour bus lobby fought this and got Portola re-opened. There is a growing number of complaints of crime due to vehicles parked near Burnett. WTP will ask for volunteers to help track crime data about this closure.

#### **F. West Portal Merchants**

Other merchant groups will be invited to present updates in upcoming months.

Lee Hsu presented an update on West Portal:

- Empire Theater is owned by 10-11 entities. The community wants it to remain a community space.
- Shaws candy and Gigi's have reopened
- A boba place will open where there was a dry cleaners near Wells Fargo
- Rumor has it that Ambassador Toys will be a Four Seasons grocery store
- Nothing new on Radio Shack space
- Mary Modern spa wants to open where Portals Bar was. This would be a woman-focused spa and bar, serving alcohol and marijuana. Most of the community is against this. The business owners are split. There's a cannabis shop interested in moving into West Portal.

## **G. New Business**

There was a long discussion about homeless living in parked RVs in neighborhoods. The RV parking at Balboa Park will close at the end of the year. There are many vehicles parked along Lake Merced and Winston. WTPC will invite Supervisor Melgar to address these concerns.

## **H. Stonestown Development Meeting, March 25, 2021**

Jeanine and Pauline attended this separate meeting but reported on it as part of the WTP section. Brookfield developers conducted a community meeting where they presented illustrations of their vision for the proposed town center (more than a shopping mall). Some of the highlights: 18 story towers, 2200 units, fewer parking lots (1-1 ratio of parking to residences), more gathering places and smaller retailers. Whole Foods and Sports Basement will be opening this fall, along with the Regal movie complex in the old Macy's location. They are available to make presentations to any HOA groups.

## **5. Safety and Crime**

Nothing new to report.

## **6. Tax Returns and Financial Review**

Jeanine proposed we subscribe to Quickbook Essentials. The cost is \$20 for the first 6 months and \$40 thereafter. This will make recordkeeping for the required tax accountant's review easier to collect and maintain. A motion was made and seconded. Motion was approved 5-0, 1 abstention.

## **7. Downtown Congestion Presentation**

After participating in the subject March 17 meeting, it was decided Mike Ahrens will draft a letter on behalf of the Westwood Park Association, objecting to this proposed program. A copy will be sent to the Mayor, Supervisor Melgar, and the SFMTA.

## **8. Election Procedures and Bylaws**

To date, only two residents have asked for paper copies of these documents. Ettie Jones asked for copies of the election procedures and the bylaws. Hedda Thieme asked for only a copy of the bylaws. No one has asked for the Zoom link to April's meeting.

## **9. WPA Mailing List**

Deferred to the next meeting.

## **10. 600 Miramar**

Nothing new to report. Mike A. may approach the supervisor's office again in May, after the supposed delivery of windows in April.

### **11. Balboa Reservoir**

It was proposed that a letter, questioning the low selling price of this PUC property to the developer, be written to the FBI. The motion was proposed and seconded. Motion approved 6-0. Mike A. will draft this letter.

### **12. 1490 Ocean Discussion on Lighting of Miramar gates**

Their lawyer is trying to discuss the issue with the HOA. We will wait until this meeting occurs and, depending on their decision, may reach out directly to the HOA ourselves.

### **13. Common Areas**

SF DPW recently removed stakes on a small tree in the Miramar. When asked, they stated they had responsibility over the maintenance of these trees, despite the fact the WPA has been doing so for decades, using Davey Tree. Due to liability concerns and a lack of confidence in DPW's diligence in performing the appropriate maintenance, we decided we would continue to employ Davey Tree to maintain the trees in Westwood Park.

### **14. Next Board Meeting**

April 29, 2021 is our next meeting.

**Adjourn:** A motion was made and seconded. Motion was approved 6-0. Meeting adjourned at 8:21 pm.

Mike O'Driscoll joined by telephone at 8:23 pm and we had further discussion about item 13 and the tree maintenance. He will check to see if we can opt out of the maintenance by DPW and would this mean DPW would not respond to 311 requests.

Update: The City will respond to 311 calls because it is a public safety concern, even if we employ Davey Tree. We will not opt out of DPW service.

submitted by Pauline Jue, Secretary