

Homeowners' Forum- 6:30 pm; no homeowner comments.

Regular Meeting Begins - 6:32pm

In Attendance: Alix Schwartz (P), Beatriz Motta (T), Andrew Leong (S), Martín Perna (at-large), Crystal Ridge (CIMS; for Lisa Barrazotto)

Absent: Lewis Ames (VP), Eric Gillet (At-Large)

Motion: Approve meeting minutes - August 8, 2024 - MSC

A. FINANCIAL

95K in general operating, 723K in reserve. Treasurer advises that \$200,000 can be invested into a six-month higher-yield CD since expenditure not expected during this interval.

Motion: Authorize \$200,000 to be invested in a 6 month CD. MSC

Action Item: CIMS will report late fines on a quarterly basis, clarifying what has been pre-paid and what has been recovered.

Treasurer reports problems with tracking and correcting errors with checks cut from Operating expenditures and recommends reverting to prior signature system.

Motion: Revert to prior system of requiring the Treasurer (or if absent, the President) to approve and sign checks for expenditures from Operating. MSC

1. Committee Updates

a. Landscape Committee

Bea met with Gardener's Guild to discuss proposals/updates to the master landscaping plan.

Key suggestions:

- Mow down the ivy every few years to reduce rat nesting.
- Replace dead roses by Allston entrance.
- Tree count is up from original plan

2. Continuing Items

a. Pest Control Contract

Andrew and Martin (Pest Control committee) noted that all commercial bids include poisoned and/or contraceptive baits that may have negative potential effects for pets and children.

Action Item: Bea will ask for cost for mowing ivy as a possible measure to reduce rat habitat and control pests. Will forward to Board for e-mail vote.

Action Item: Martin will conduct research re: sonic repellents with consideration of other pets in mind.

b. Ratification of Insurance Renewal

Treasurer and President report accepting the \$5000 deductible option; premium of \$74,200, an increase of 20% from previous year. Request ratification from the Board.

Motion: To ratify the insurance renewal proposal approved by Alix and Bea. MSC

c. Ratification of Fire Extinguishers

Bea explained that the ACME proposal was the best bid as it provided a final estimate based on a site visit and not a vague range.

Motion: To ratify approval of bid from ACME Fire Extinguishers. MSC

d. Building Nine Fire Alarm system update

No update at this time. Still waiting for City of Berkeley permits.

e. Updates on Enforcement Policy and Schedule of Fines, Rental Policy, and Occupancy and Use Rules (Andrew)

Andrew outlined the process for revising the draft policies with Board feedback and in consultation with counsel.

Action Item: Due to concerns about the third Thursday of December overlapping with many Board members' holiday travel, Andrew will e-mail Board and Lisa re: moving the meeting one week up to December 12.

Action Item: Andrew will e-mail Hanh for a cover letter for correspondence with homeowners and will send Lisa full policies for circulation to the membership.

Action Item: Andrew will ask Hanh about the possibility of participating in the Homeowner's forum to discuss the policies.

Motion: To approve sending out the three draft policy documents to the Membership for comments and to schedule possible approval vote for policies at the December meeting. MSC.

3. Scheduled Maintenance

a. Management Report & Service Request highlights-& Landscape Updates

Action Item: Lisa to follow up on this service request XN: 10082068 Acct: 09039673 – what was Belle's follow-up re: plumber? Has this been closed?

Action Item: Lisa to run OCR on PDF board packet so that it's searchable.

Action Item: Corporate Transparency Act; Board members have to fill out a financial information form. ALL 6 Board members must provide info or the Association will be fined.

b. Tree Trimming Proposals

Action Item: Crystal - inform Tree West/A+ included median trees, these should be removed; remove Presentation Park; remove Yucca tree; or any patio trees; any tree 15' or less outside of patios should be excluded.

Motion: to allow Bea (Treasurer) to approve a corrected bid from Tree West, A+, or Gardener's Guild for tree trimming not to exceed \$6000. MSC

Action Item: Bea will let Martin know which company it is; and Martin will poll homeowners for interested in adding own their own patio tree-trimming orders (at individual homeowner expense)

c. Sidewalk Repairs

Motion: Approve bid from All Pro Services - \$2500 for fixing sidewalk two panels and root trimming near 2130 Jefferson - MSC.

Action Item: Lisa will notify All Pro Services.

d. Quick Check of Upcoming Items on Maintenance Calendar (Lisa)

Action Item: Lisa will review when she gets well.

4. New Items

a. Commons Room's Furniture and Decision Making

We need a Common Room committee for Common Room decisions for fire-safety and accessibility.

Motion: to appoint Chava Boyarin as committee chair to convene a Commons' Room committee to make decisions about Commons Room furniture. MSC