

# Broadmoor Property Owners Association

501 87th Street, Broadmoor Vlg, CA 94015  
(650)699-4139

## July 20, 2023 - 7:00pm | Monthly Meeting

Location - Community Center 501 87th Street, Broadmoor Vlg, CA 94015

Attendees - Christine Taliva'a-Aguerre, Rebecca Husted, Hayley Warsinske, John Aguerre, Anna-Marie Chavez-Rey, Tyler Rettig

Absent: David Smith, James Kucharszky

Audience Attendance: 10

## Minutes

1. Call to Order (7:02)
2. Welcome (7:02)
  - a. President Christine Taliva'a-Aguerre
  - b. New members please sign in and provide and email
  - c. Concerns from residents (7:02)
    - i. Patricia Avila: There are some property owners whose bushes block the sidewalk, could we remind neighbors to trim their bushes.  
– Add reminder to the grapevine
      1. I used to get the grapevine but I no longer get it. – BPOA will follow-up and confirm address
    - ii. Rebecca Husted: Do we have a diagram for proper parking on the rolled curbs we can include in the diagram?
      1. Chief Connolly: Slightly over the curb (10-12 inches) is allowed in order to not block the roadway. We should post “best practices for safety” on Facebook etc. Trimming the bushes is officially up to code enforcement, but the (Broadmoor Police Department) BPD can ask neighbors nicely to please clean them up.
    - iii. Rebecca Husted: Are campers (fifth wheels) allowed to be parked on the street?
      1. Chief Connolly: Campers can be parked on the street as long as they are not inhabited and not blocking the road or fully blocking the sidewalk.
      2. Christine Taliva'a-Aguerre also received a complaint about this vehicle
    - iv. Elana: Some cars are parked facing the opposite direction from traffic.

1. Chief Connolly: this is illegal, we prefer to educate people but will cite them for this if they continue to violate this.
  
3. Minutes (7:15)
  - a. June
    - i. Edits: item cii check the address
    - ii. Motion to accept: Rebecca, Second: John Aguerre, All in favor
  
4. Treasurer's Report (7:18)
  - a. June-July
    - i. Balance Savings: \$10,130.11
    - ii. Balance Checking: \$30,662.33
      1. Credits: \$747.00 from assessments and escrow demands
      2. Debits: \$4,115.38 from utilities
        - a. Property insurance
        - b. Plumber for repair of the toilet
        - c. Misc.. Title Companies refers to multiple deposits on the same day
    - iii. Motion to accept: John Aguerre, Second: Hayley Warsinske, All in favor
  
5. Update: Repairs for the Community Center (7:20)
  - a. Brown water coming up in the community center hallway
  - b. Called a plumber and restoration company
    - i. Plumber checked the sewer lateral line and it is intact
    - ii. Restoration company has been hired to dig up the floor and concrete to identify the source of the leak
      1. The project should take about 4 weeks to completion
      2. Restoration company will handle the insurance claim and work directly with the plumbers.
      3. Lead and asbestos remediation will be required for the project
      4. We will get a quote for the entire project (including replacing the floor etc.)
  
6. Update: Hall rentals (7:23)
  - a. No rental until December
  
7. Committee to research increasing the annual assessment (7:23)

- a. Current assessment is \$8 a year
  - b. We cannot survive on this level of assessment, we will need to raise the assessments to be able to maintain the community center
  - c. Marie Brizuela: shouldn't we send a letter to everyone asking for help with the annual assessments
    - i. We will request individuals to volunteer their skill and time as well.
    - ii. We can change the bylaws at any time as well.
  - d. We can check through the bylaws regarding raising the assessments
  - e. Karina: if we are going to request help etc. we should flesh out our needs more specifically and include that as well as a timeline for the project. We should also make a point to consider the needs of all the residents in Broadmoor and what impacts raising the assessments may have on them.
  - f. The earliest we could likely raise the assessments is 2024.
  - g. Interested parties: Karina
8. September Pasta Dinner and Bingo Night (7:32)
- a. Moved from August to September 30th
  - b. Date somewhat dependent on our plumbing project
  - c. Marie is going to be cooking and there will be wine
  - d.
9. Police Chief Report (7:35)
- a. Police Accountability Report
    - i. Fraud against seniors:
      - 1. A family in Broadmoor is defrauding their mother, fighting over control of funds and houses etc. There is a preponderance of evidence that will be presented to the DA
      - 2. Suggested by Chief Connolly that we have a Fraud Awareness Informational Meeting focused on fraud against seniors.
        - a. These things are often not spoken about in the public but it would be great to host a fraud and fiduciary elder abuse awareness seminar here at the community center.
        - b. Let's identify a date in the next couple of months – add to the grapevine
  - b. Town Hall Meeting
    - i. This meeting was very well attended (between 80 and 100 people), so much so we may need a larger venue next month.
    - ii. Did you all find the meeting informative

1. Christine Taliva'a-Aguerre: There was a lot of information but because I am up to date on the whole LAFCo situation. Supervisor Canepa offered to host more town hall meetings.
  2. John Aguerre: The publicity from the supervisor's office was very helpful, we should reach out to them regarding senior fraud awareness. There were a variety of opinions but it was a very safe feeling to share different opinions. Please talk to your neighbors and encourage them to participate in these meetings.
- iii. Chief Connolly:
1. Liabilities: if Broadmoor PD ceases to exist, does Broadmoor disappear? Without the BPD, Broadmoor is no longer a district and instead becomes a neighborhood whose services are covered by the county. Residents of Broadmoor still incur the liabilities of the pensions etc. Our taxes will pay those liabilities.
  2. When asked if you are a resident of Broadmoor does your vote count in a protest environment Rob Bartoli said only if you are a property owner. If homeowners live out of district they cannot vote for Broadmoor issues because they cannot be registered to vote in multiple locations. Lots of properties are in a trust name, who in a trust can vote in a protest vote? Who can vote in a protest vote is unclear. We need to work hard to get the message out for a protest vote.
  3. Chief Connolly shared a matrix report requested by LAFCo. There were aspects of the matrix that we did not submit in part due to advice from the legal council.
  4. The money is not there to pay for the BPD. How are we going to overcome the fiscal challenges?
    - a. Can we raise the special tax that supports the police department?
      - i. We can raise it 5% a year
    - b. Can we raise a larger and/or one time assessment to support the department?
      - i. Police commissioners will discuss the possibility
    - c. We also need to ask the county for financial support.
- c. LAFCO Meeting

- i. Only one protest letter surfaced at yesterday's meeting. The letter went straight to LAFCo and expressed frustration with how this district is being governed.
  - 1. One point of frustration was that we are voluntarily paying for legal counsel.
  - 2. This individual is threatening litigation against the BPD.
- ii. Erroneous data presented in the original report produced by LAFCo has been amended.
- iii. One of the LAFCo Commissioners wants to dissolve Broadmoor, but the BPD are not actively discussing legal issues with LAFCo.
- iv. We really need more engagement in the LAFCo process.
- v. The LAFCo board did seem to soften their attitude toward Broadmoor. There were requests for clarification on the Special Report. One LAFCo Board member specifically said he is not so in favor of dissolving our district with the updated information.
- vi. If Broadmoor ceases to exist there will be 1.5 officers provided by the county compared to 6.5 - 7 officers from the Broadmoor PD.
- vii. Christine Taliva'a-Aguerre: As a resident, I feel the police commission should increase the assessment. Please take a look at the press release from the county for the 3.8 billion dollar revenue from the county for property taxes this year.
- viii. Property taxes are an emotional issue. Despite Prop 13 property taxes still go up 2% every year.
- ix. John Aguerre: It was very frustrating that the meeting time and location was moved 48 hours before the meeting occurred.
- x. Cal: Half Moon Bay, Millbrae, and San Carlos are under jurisdiction of the sheriff's office, and they do not pay additional fees. Could the county send funds for Broadmoor to support our police department.

10. Old Business (8:21)

- a. Save the Dates:
  - i. Halloween Party Saturday October 21st
  - ii. Christmas Holiday Party Saturday December 9th
  - iii. Police department handing out candy canes this year

11. New Business ()

12. Meeting Adjourned (8:23)

- a. Motion to Adjourn: John Aguerre
- b. Second: Rebecca Husted

## Action Items

1. Add Chief Connolly's email on our website and a note about emailing the BPD – Hayley Warsinske
2. Follow-up with Patricia Avila regarding her address and the Grapevine
- 3.