

# Broadmoor Property Owners Association

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

## **June 15, 2023 - 7:00pm | Monthly Meeting**

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

Attendees - Christine Taliva'a-Aguerre, Marie Brizuela, David Smith, Rebecca Husted, Hayley Warsinske, James Kucharszky, John Aguerre

Absent: Noralyn Wolf, Robert Brizuela

## Minutes

1. Call to Order (7:04pm)
  
2. Welcome (7:04pm)
  - a. President Christine Taliva'a-Aguerre
  - b. New members please sign in and provide and email
  - c. Concerns from residents (7:05pm)
    - i. Anna-Marie Chavez-Rey: Neighbor has multiple bins of trash accumulating on the property
      1. Spoke to John Bologna and Tim Sullivan at code enforcement but no change has occurred
      2. Code enforcement has had a change of personnel which could be part of the delayed response
    - ii. 500 87th Street appears to be working on cars in the garage and there are concerns about waste disposal
      1. Chief Mike will respond to this issue
  - d. June 22nd Town Hall Meeting with Supervisor Canepa
  
3. Police Chief Report (7:12pm)
  - a. Please reach out to Broadmoor PD for code enforcement issues and the Broadmoor PD will respond and make a report with the county
    - i. Broadmoor PD will work with code enforcement to support resident concerns
    - ii. Homeowners running a business or BnB out of their house may have to pay commercial taxes
      1. BPOA will work through the assessors office to see who owns properties of concern and what needs to be done in terms of licensing and taxing for home based businesses of concern
    - iii. What is the zoning for broadmoor village?
      1. Are there businesses that are allowed in a residential area?

- a. Some types of businesses are allowed (tax consultant, cosmetic sales)
      - b. There is a residential care home for the disabled on Louvaine that is charged as business (per bed)
        - i. These residential care homes are licensed through the county
      - c. Christine Taliva'a-Aguerre and Chief Connolly will look into some of the assessment issues offline
    - b. Police Accountability Report
      - i. 611 calls for service in the Month of May (this includes calls and officer initiated actions)
      - ii. 45 total cases
      - iii. 21 arrests, combination of misdemeanors and felonies
        - 1. Majority are vehicular violations
        - 2. Some increase of activity over by Colma BART
          - a. No particular uptick in crimes as a result of this activity
      - iv. Some interest in vacancy taxes for unoccupied businesses in the area to decrease opportunity for illegal activities
    - c. Question from community member: Home many police officers are there in the Broadmoor PD? We have approximately 10 officers (6 on the patrol side)
4. Minutes (7:20pm)
  - a. April Minutes
    - i. Motion to accept: Rebecca Husted, Second: David Smith, Abstained: Christine and James Kucharszky, All in favor
  - b. May Minutes
    - i. Motion to accept: Rebecca Husted, Second: David Smith, Abstained: John Aguerre, All in favor
5. Treasurer's Report (7:25pm)
  - a. April-may
    - i. Balance Savings: \$10,129.84
    - ii. Balance Checking: \$33,802.15
      - 1. Credits: \$137.00 from assessments and escrow demands
      - 2. Debits: \$846.58 utilities and postage for the Grapevine
    - iii. Motion to accept: John Aguerre, Second: Marie Brizuela, All in favor
  - b. May-June
    - i. Balance Savings: \$10,130.02

- ii. Balance Checking
    - 1. Credits: \$238 from assessments and escrow demands
    - 2. Debits: \$279.44 utilities and postage
  - iii. Motion to accept: John Aguerre, Second: Marie Brizuela, All in favor
  
- 6. Update: Repair of the Monument Wall (7:28pm)
  - a. James Kucharszky has called the appropriate company and they will make an estimate, no word on the cost yet.
  
- 7. Update: Monthly Hall rentals (7:30pm)
  - a. One rental this weekend (June 17th)
  - b. One rental coming up next month
  - c. James Kucharszky: there was a group (MENSA) that wanted to have a monthly rental but we have not heard back from them
  
- 8. Committee to research increasing the annual assessment (7:32pm)
  - a. Current assessment is \$8 a year
  - b. Continue to have an annual due but potentially at a higher rate
  - c. Current assessments are technically due July 1st
  - d. Hayley Warsinske will send out an email notice soliciting participation on the committee
  
- 9. Old Business (7:37pm)
  - a. LAFCo and Broadmoor PD
    - i. LAFCo is trying to disband the Broadmoor PD
    - ii. Supervisor Canepa has been reaching out to prompt the TOWN Hall next week to discuss the issues with LAFCo.
      - 1. The meeting will be held Thursday, June 22nd 7:00pm
      - 2. Is there a Plan B location if the attendance is high?
        - a. We can move outdoors is necessary
        - b. Christine Taliva'a-Aguerre will reach out to Canepa's office to see if they can bring a microphone
    - iii. Director Bartoli and the Chair of the Committee will be at the Town Hall meeting next week
    - iv. David Smith: The LAFCo board Initiated an investigation to dissolve Broadmoor. There are some members on the LAFCo board who have voiced their interest in dissolving the Broadmoor Police Protection District.

- v. John Aguerre: Listened to the zoom meeting and got the impression that LAFCo was looking for a reason to dissolve Broadmoor, but financially sound budgets are the key to staying active.
  - 1. Proposes a voter registration type day to build support for the Broadmoor PD including letter writing, registering voters, etc.
  - 2. Broadmoor is a unique community and there is interest in preserving that.
  - 3. Possibly good timing for late September
- b. Have we received an invoice from Garden Village Elementary for use of facilities for the Easter Egg Hunt?
  - i. Not yet but John Aguerre will call again

#### 10. New Business (7:55pm)

- a. Broadmoor PD is having their Budget hearing this coming Thursday at 10:00am at the Broadmoor PD. The meeting is expected to last at least an hour and will be held at the same location as the commission meetings.
  - i. Chief Connolly: The budget will not be balanced in spite of deep cuts the department has made.
- b. Board Resignations
  - i. Bob Brizuela sends a letter of resignation from the BPOA Board after many decades of service
  - ii. Marie Brizuela offers her resignation from the BPOA Board after many decades of service due to a conflict with her seat on the Police Board of Commissioners
  - iii. David Smith is stepping down from the Board after many years of service due to increased duties at Church of the Highlands
    - 1. David will still be involved in supporting the Board and the Broadmoor Community with the issues surrounding LAFCo
  - iv. Noralyn Wolf is stepping down from the Board at this time

#### 11. BPOA Board Elections

- a. We need to fill 2-4 Seats
  - i. Duties include attending monthly meetings and community events when possible
- b. New Board Volunteers
  - i. Tyler Rettig (no term preference specified)
  - ii. Anna-Marie Chavez-Rey (specified a 1 year term)

- c. Existing Board members John Aguerre (willing to take on a 2 year term), Christine Taliva'a-Aguerre, James Kucharszky, Rebecca Husted, and Hayley Warsinske retain their positions on the Board
  - d. Karina Henriquez expressed interested in a position (she will resolve issues with her assessments and can be added thereafter)
12. Meeting Adjourned (8:10pm)
- a. Motion to Adjourn: John Aguerre
  - b. Second: Marie Brizuela

### Action Items

1. Christine Taliva'a-Aguerre to email Anna-Marie Chavez-Rey and individuals at code enforcement for next steps regarding the trash situation
2. Christine Taliva'a-Aguerre to reach out to Canepa's office to see if they can bring a microphone to the Town Hall Meeting
3. John Aguerre to call Garden Village again regarding an invoice for the Easter Egg Hunt
4. Hayley Warsinske to send out an email notice soliciting participation on the committee