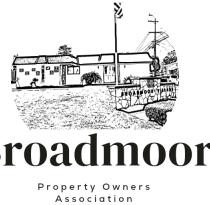


# Broadmoor Property Owners Association

501 87th Street, Broadmoor Vlg, CA 94015  
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## **July 17, 2025 - 7:00pm | Monthly Meeting**

Location - Community Center 501 87th Street, Broadmoor Vlg, CA 94015  
Attendees - Christine Taliva'a-Aguerre, Anna-Marie Chavez-Rey, Tyler Rettig, Rebecca Husted, David Smith, Hayley Warsinske, James Kucharszky  
Absent: John Aguerre

### Minutes

1. Welcome (7:00)
  - a. President Christine Taliva'a-Aguerre (7:02)
  - b. Community Member Concerns (7:02)
    - i. No community member concerns this month
    - ii. From Corp. Davis – 6 fireworks calls this 4th of July, largely
2. Minutes (7:03)
  - a. June Minutes
    - i. Motion to pass: David Smith
    - ii. Second: Anna-Marie Chavez-Rey
    - iii. Abstain: Hayley Warsinske
    - iv. All in favor, passes
3. Treasurer Report (7:08)
  - a. Balance as of June 19 2025: \$37,318.9
  - b. Balance as of July 17 2025: \$32,975.18
  - c. Motion: Rebecca Husted
  - d. Second: Hayley Warsinske
  - e. All in favor, passes
  - f. One of the Zelle payments for \$9 was preemptive
4. Community Center (7:10)
  - a. No glitter or confetti – penalty if found at an event.
  - b. Deposit returns
  - c. Upcoming rentals
    - i. July 26th
      1. Open at noon – Hayley
      2. Close at 6pm – Christine
    - ii. August 16th
      1. Conflict with the Pasta Dinner, renter needs to be contacted and refunded

- iii. August 17th - potential rental
- iv. September 20th 2pm - 8pm
  - 1. Upcoming rental
- d. Coming up on the calendar - Pasta Dinner 4-8pm August 16th
  - i. Setup will be Friday the 15th and Midday Saturday if necessary
- e. Monument repair
  - i. We need a mason or cement company to repair our monument
    - 1. We are having a difficult time finding a company or individual to come out and give us a quote
  - ii. There are concerns that a repair would be a temporary fix
    - 1. If the monument becomes too dangerous we may need to remove it
  - iii. If any community members have contacts that could come and take a look at the monument we would really appreciate it
- f. Maintenance – landscape & building
  - i. Stove repairs underway. The front right burner has been disconnected temporarily for safety. The parts to repair the burner have come in and will be repaired soon.
  - ii. A tree on the property is interfering with the internet lines outside. We will request the regular gardener trip the tree for an additional fee.
  - iii. San Mateo County put some bags (possible bug traps) on the property. These will be left in place.

5. Police Chief Report (7:25)

- a. There was one incident of kids jumping between roofs on 87th and Maddux. One police report was made about the incident. Request from Chief Connolly to report these incidents to the Broadmoor Police Department, not on Nextdoor.
- b. An elderly community member had some jewelry stolen. The ruse involved putting a necklace on the victim while removing the victim's valuable jewelry.
  - i. Please report any similar incidents of crime.
- c. Last month a raid was executed on Heather and Sweetwood. The Raid was executed by Stanislaus and Alameda County narcotics investigators. The target of the raid was involved in marijuana cultivation.

6. Town of Colma – ADU meeting (7:30)

- a. ADU - Additional/accessory dwelling units
  - i. This can include converting a garage, adding an addition, and freestanding buildings

- ii. Additional units will increase property taxes, the assessment will be evaluated based on standard costs (independent of the cost to the homeowner)
- b. The Town of Colma gave a presentation on how to go about permitting and the construction of ADUs and guidance around them
- c. They also shared lots of tenants rights information in many languages for those interested in renting out ADUs
- d. San Mateo County has a guidebook for building ADUs which can be found at <https://smcadu.org/resources/guidebook/>

7. Subcommittee volunteers (7:40)

- a. By-laws – updating
  - i. The last time our bylaws were updated was 2016
  - ii. We would love community volunteers to help us update the by-laws
- b. Annual assessments – increase
  - i. Tyler Rettig will head the subcommittee
    - 1. Christine Taliva'a-Aguerre will participate on the committee
  - ii. We need to raise more money for the maintenance of the community center
    - 1. We need to look into making the community center bathrooms and hallways ADA compliant

8. Old Business (7:45)

- a. Grapevine & Assessment Notices
  - i. We will put out a request to the community for volunteers to help fold the Grapevines and stuff the envelopes – est. date Fri July 25 and/or Sun July 27
  - ii. A notice will be included in the Grapevine this quarter requesting if community members have talents or time they would be willing to donate to help out with the maintenance of the community center

9. New Business (7:50)

- a. Election of Executive Board of Directors
  - i. No new community members volunteered to join the board and no current board members are retiring
  - ii. 2025 seats up for reelection
    - 1. Hayley
    - 2. John
    - 3. Rebecca
  - iii. Vote for executive board members
    - 1. Christine nominates Anna-Marie Chavez-Rey for Vice President, Tyler Rettig for Treasurer, Hayley Warsinske for Secretary

- a. Second Rebecca Husted
- 2. Rebecca nominates Christine Taliva'a-Aguerre for President
  - a. Second Hayley Warsinske
- 3. All in favor, passes
- b. Event Updates – 2025
  - i. August 16 – Pasta dinner (4-8pm)
    - 1. Request to be current on your assessments through 2024 in order to attend (2025/2026 assessments do not need to be paid to RSVP)
    - 2. Volunteers requested for help
      - a. Setup will be Friday August 15th
      - b. Cleanup after the event
    - 3. Tyler to bring checker table cover
    - 4. Bingo and door prizes
  - ii. Sept. 6 – 1st Responders Appreciation and Blood Drive (time tbd)
    - 1. Volunteers requested to help setup on September 5th
  - iii. Oct. 18 – Halloween Party – costumes welcome (time tbd)
  - iv. Dec. 6 – Holiday Party with Santa Claus (time tbd)
  - v. Holiday decorating contest (tbd)
- c. Republic Services Service Disruption
  - i. A strike has been ongoing and service has been delayed
  - ii. There was trash pickup today but not recycling of green waste pickup
  - iii. Individuals can contact Republic Services individually and request refunds for non-service days

10. Adjourn – Next meeting July 17, 2025 @ 7pm (8:01)

- a. Motion: Anna-Marie Chavez-Rey
- b. Second: Tyler Rettig