

Broadmoor Property Owners Association

501 87th Street, Broadmoor Vlg., CA 94015

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<https://broadmoorpoa.org/>

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June 18, 2025 – 7:00 pm / Monthly Meeting

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

Attendees: Christine Taliva'a-Aguerre, Anna-Marie Chavez-Rey, Rebecca Husted, John Aguerre, David Smith

Absent: Tyler Rettig, Hayley Warsinske, James Kucharsky

MINUTES:

- 1) Call to Order & Pledge of Allegiance & Welcome
 - a) President Christine Taliva'a-Aguerre
- 2) Minutes from May meeting were tabled.
- 3) Treasurer's Report was tabled.
- 4) State Bill 255, County Recorders Notification
California Senate Bill 255 (SB 255), signed into law in October 2025, requires all California counties to establish a recorder notification program by January 1, 2027. Counties must send a mailed notice to the address on tax bills within 30 days after a deed, mortgage, or similar ownership document is recorded. By receiving prompt notification of any changes to their property records, homeowners can quickly detect and respond to potentially fraudulent title transfers, which have become increasingly common with digital or electronic signatures. San Mateo County is already putting this into practice.
- 5) Police Chief Report (Corporal Mike Davis for Chief Michael Connolly)
 - a) Two Chevy pickups were stolen, apparently by a group from the East Bay hitting different neighborhoods, including our area, between 4 am and 6 am; last week, the Daly City police, joined by Broadmoor PD, chased two no-license Lexuses; caught one.
 - b) Corporal Davis reminded us of the Daylighting Law, AB 413, which requires no parking within one car-length of pedestrian crosswalks.
- 6) Community Center
 - a) Deposit returns ☐ For May 31 rental
 - b) Upcoming rental inquiries:
 - i) Saturday, July 18 (Open at 12; Close at 8; who opens & closes TBD)
 - ii) Saturday, August 1 (Open at 2; Close at 10; who opens & closes TBD)
- 7) Old Business (no Old Business was discussed)

- 8) New Business
 - a) Board of Director Elections
 - i) Rebecca moved and Anna-Marie seconded that Christine Taliva'a-Aguerre and David Smith be nominated for re-election. Motion passed. The members voted that Christine Taliva'a-Aguerre and David Smith be re-elected to another term.
 - b) Upcoming Events were mentioned:
 - i) Aug. 15 – Annual past Dinner (adults only)
 - ii) Sept. 12 – Red Cross Blood Drive
 - iii) Sept. 12 – First Responders Appreciation Day
 - iv) Oct. 24 – Annual Halloween Party
 - v) Dec. 5 – Annual Holiday Party
- 9) Introduction of Speakers for Vista Grande Drainage Basin Improvement Project:
 - a) David Canepa, San Mateo County Supervisor, District 5 – *County Vision*
 - b) Tory Newman, Director, San Mateo County Public Works – *San Mateo County Stormwater Modeling Update*
 - c) Joshua Cosgrove, Director, Daly City Water & Wastewater Resources – *Vista Grande Drainage Basin Improvement Project*
 - d) Juslyn Manalo, Councilmember, Daly City – *City Vision*
 - e) Richard Chiu Jr., Director, Daly City Public Works – *Daly City Stormwater Modeling Update*
 - f) Armaan Kapur, Founder, Floodbeam – *Daly City Flood Detection & Forecasting*
- 10) Presentations, followed by Community Questions:
 - a) David Canepa – The Vista Grande Drainage Basin Improvement Project is a first step to solve a flooding problem along 88th & Washington, an area with both apartment buildings and single-family dwellings. The work on this project dates back to the late 80s and early 90s. San Mateo County is expected to contribute \$20 million for a large-diameter pipe, but the whole project may run from \$175 million to \$275 million. It is a difficult problem to solve; it involves great minds and partnership with San Mateo County and Daly City, as well as the city and county of San Francisco. It may take 3 to 5 years to solve.
 - b) Tory Newman – Current efforts include an inventory of the existing system and aging infrastructure, mapping flood paths and public and private drainage, evaluating the frequency of flood events, Identifying bottlenecks and flood risks, and comparing development alternatives. Funding and implementation will follow this current process. A technical analysis will be done from Fall 2026 to Spring 2027.
 - i) Questions from community:
 - ii) What can residents do in the short term? **A:** Fixing the problem will take time.
 - iii) Is 89th part of the “basin,” an area that often floods? **A:** Yes.

- iv) There is another flooding area. Around 87th, Maddux, and Stewart, there is a broken pipe that creates a waterfall, but the county won't fix it, "not their responsibility." Who owns the pipes? **A:** Part of the complication of solving the problem. There are county, city and private jurisdictions.
 - v) What options are there for finding money? Grants? **A:** Funding is always hard to get, but there are avenues being pursued to fund a Vista Grande Canal.
- c) Joshua Cosgrove – Broadmoor is the center of a bowl that backs up in heavy rains. Drainage runs through a 100-year-old tunnel parallel to Lake Merced, with easements through the Olympic Club and Fort Funston, and opens into the ocean through an aging structure at the base of the bluff. Improvements for our basin must start at the drain opening and work backwards to our area. Any improvements on our end will make no difference if there is a blockage downstream. There are plans for a drop shaft into Fort Funston, but this project may take 30 months to 3 years. Groundbreaking hopefully will be late July or early August. The engineering process involves planning and permitting through these easements. It will affect the Pacific Rod & Gun Club at Lake Merced. Funding is expected from SFPUC, \$35 million; \$15 Million from San Mateo County; and \$3.4 from CalTrans.
 - d) Juslyn Manalo – Sees Daly City in collaboration with Broadmoor, since we are neighbors. She wants to hear community concerns, especially about the storm drain and public safety.
 - e) Richard Chiu Jr. – The Daly City Storm Drain Master Plan is focused on 89 miles of an aging system, and they don't always have records from the housing developers. It is connected to the cities of Colma, Pacifica, Brisbane, South San Francisco, and San Mateo. They simulate a storm and run a hydraulic model to determine flooding frequency and capacity. Broadmoor is in Basin 5; plans include broadening the pipe that serves 87th, 88th, and 89th. But they have to wait for the downstream projects, in order not to create a "choke" point.
 - f) Armaan Kapur – His organization is active in monitoring, analyzing, and acting on information about the flooded area. He is concerned about the destruction of nearby cars, roads, and environmental damage. In addition to streets already named, he includes Park Plaza Drive and Sullivan. He advocates an early warning system, such as an electronic sign on Sullivan. He has a petition that residents can sign. You can read his data and other info at: floodcenter.floodbeam.com.

Many of the presenters had slide shows. Copies of those slides can be obtained by contacting the presenters.

11) Rebecca Husted moved, Anna-Marie Chavez-Rey seconded, to adjourn. Next meeting: July 16, 2025 @ 7 pm.

BPOA Monthly Meeting Notes 6/18/2025. Submitted by David Smith, acting secretary