

Burlingame Hills Improvement Association, Inc.
Board of Directors Meeting
Monday, April 26, 2021, 7pm
Committee Reports

Communications and Marketing Committee (Steve Epstein, Acting Chair)

Since the January Board meeting, we:

- Sent out four Urgent Announcements
 - on 2/14/21 and 4/2/21, advising about Covid-19 vaccine appointment availability
 - on 3/11/21, announcing a burglary on Adeline Drive
 - on 4/24/21, announcing a burglary on Burlingview Drive and attempted burglary on La Mesa Court
- Did not send out any eNewsletters
- Sent out two membership reminders:
 - one renewal reminder email on 4/5/21
 - one email to non-members on 4/5/21

Nextdoor Burlingame Hills, our community's online bulletin board, now has 1,274 (up 22 since our January Board meeting). These subscribers represent about 75% of Burlingame Hills households. Since our Association membership is about 48% of City and unincorporated homes combined, I estimate that about 230 households are Nextdoor subscribers but not Association members. I have no way to determine the breakdown for City vs. unincorporated households, but we certainly have an opportunity to get the residents of these 230 households to become members.

Emergency Preparedness Committee (John Keller, Chair)

Covid-19:

I'm still attending the weekly meetings of the San Mateo County Vaccine Communication Task Force. Generally San Mateo County is doing pretty well, with 64% of adults immunized as of Apr. 20. That's approx. 8 percentage points above the state level. Infection rates are dropping, and for the most disadvantaged 25% of the County, these rates are closing in with the other parts of the County.

BHIA provided an 'Emergency Announcement' when open vaccination appointments were first available for the 65+ age group on Feb. 14. We tried to do this again on Apr. 2 when appointments opened up for the 50+ age group, but appointments were disappearing so rapidly that we couldn't suggest a reliable process to the community.

Is everyone you know of, age 16 and above, in San Mateo County able to get vaccinated?

Beginning on Apr. 22 we're hearing about an impending crossover as vaccine supply continues to increase, and the remaining individuals to vaccinate are increasingly the "vaccine hesitant". Do you hear much about people not being motivated to get vaccinated? If so, what do you hear about their reasons for being hesitant?

Even if people are getting vaccinated we're still quite a way from being done with Covid. The CDC reports that 5800 fully vaccinated people have been diagnosed with Covid and 74 of them died.

Multiple journal articles and a limited amount of public journalism points out the large number of Covid patients that have "Post-Covid Syndrome" or "Long Covid" for many months after even mild or asymptomatic cases. Large Veteran's Administration and British studies showed as much as 1/3 of infected persons having long term symptoms of fatigue, brain fog, kidney and liver damage, psychiatric effects and others.

Would BHIA volunteers be interested in getting involved with efforts to communicate with and help with vaccinations for the rest of the community? Opportunities to do this are available.

Working Relationship with BNN for Emergency Preparedness:

In a meeting with BNN's Holly Daley, we were informed without a discussion that BNN has decided to stop working with and stop communicating with BHIA. The only reason given for this was that they wanted their only communications path to be directly to local block leads, as they do in the City of Burlingame.

Efforts to discuss and negotiate a continued working relationship in the meeting were unsuccessful.

When Holly was asked if this meant that they preferred for BNN in the City of Burlingame to work independently of BHIA's emergency preparedness work in the unincorporated area, we were informed that they planned to contact and work with any residents of the unincorporated area as they saw fit.

This seems like an unfortunate set of circumstances. The cornerstone of FEMA's "Incident Command System" for emergency reaction in disasters is for all organizations involved to respect each other, train together and work together in emergencies.

While any kind of emergency preparedness has some merit, BNN's approach may not be a good fit for Burlingame Hills. They work almost exclusively on earthquake preparation, which the USGS tells is a low risk in Burlingame Hills. Their drills focus on repetition of narrowly defined roles, but when a real emergency strikes, it will likely stress creative problem solving for a situation that couldn't have been conceived of in advance.

In spite of the challenges, I recommend that the BHIA continue to attempt to work with BNN for the time being. I recommend that the board adopt a resolution expressing continued interest in working together with BNN. We could do this for the next 1-2 months, prior to making any decision about participating in the drill that BNN is planning for Oct. 9.

San Mateo County Hazard Mitigation Plan:

I'm attending a new set of meetings for development of the San Mateo County Hazard Mitigation Plan. This only indirectly affects homeowners, to some extent it's a check-off box that qualifies the County to get federal FEMA money.

In quick preliminary results, Burlingame Hills does not appear to be rated a high risk for either earthquakes or wildfires.

The project seems to stress use of a fancy mapping tool, but the project puts little emphasis in gathering high quality, high resolution data which would make the reported results accurate.

Emergency Preparedness Training:

CERT classroom training has typically been available on-line in the last several months, but is not available as Apr. 23. It is expected to be available again shortly.

If you're interested in CERT training, please continue to check this web site for availability. The final day of CERT training for hands-on skills and certification will be available once Covid has subsided enough for this to be safe.

Finance Committee (Michael Corbett, Chair)

We have received formal confirmation from the IRS that BHIA is recognized as a 501(c)4 non-profit organization (note that contributions are NOT tax deductible under this designation). This should entitle us to some free Salesforce software licenses which we intended to implement for our membership management solution over the coming months. We have initiated the process of securing those licenses from Salesforce.

Healthy Forest (Steve Epstein, Acting Chair)

Our 10th annual sudden oak death testing program will run from May 1-9. So far, 6 of 12 testing packets have been claimed. The communications committee will send a reminder this week. Based on past years, we will distribute all of the packets to residents.

Membership/New Neighbor Welcoming Committee (Steve Epstein, Acting Chair)

The big news is that we set a new record for membership, 402, our 10th record year in a row and with six months left in the membership year that started on the night of our Annual Meeting, 11/9/20. As of 4/25/21, we had a 94% renewal rate for the membership year, just shy of our 95% goal. Of members who renewed after three years of membership, our renewal rate is 98%, Only 7 out of 292 of them have not renewed to date.

This renewal rate does not count those who moved away or the 10 members who renewed after a year or more off. So far this membership year, we have 25 new members, 3 of whom are new to unincorporated Burlingame Hills. Based on past years, we can expect about 18 more new-to-the-unincorporated area members this year and several more from the City area. Members who are new to the unincorporated area receive a free one-year Association membership.

We have 288 unincorporated homeowner (AKA “regular”) members representing 68% of all regular member households. We have 107 City members (AKA “associate”), representing 26% of all City homes, as well as 5 tenant members (also AKA “associate” members). Combined, our member households represent 48% of all homes in The Hills. City homes comprise 26% of our total membership.

Due to Covid-19, we have not started our new neighbor welcoming efforts.

Mercy High School (Gus Petropoulos, chair)

Mercy property concerns from Burlingame residents:

Recently we received a request that we communicate with group of Burlingame residents organizing themselves to express concerns about their expected proposed changes for the Mercy property. Some of you may have already received a flyer from the Concerned Burlingame Residents Committee chaired by Lynn Israelit and Deborah Leon. The concerns expressed in the flyer and their website reference 100+ new residences being proposed for the property and brought to Planning Commission by end of the year. Their interpretation of the Mercy discussions suggest they may to be an advocacy group against an anticipated proposal with little reference to its context.

A brief review of the Mercy situation appeared in a 2020 BH Newsletter. While we are not residents of Burlingame and our By-laws restrict the Board’s ability to take positions on Zoning issues, we may wish to monitor the discussions in order to offer a balanced view of the evolving situation for our members. If so, is there a board member who would like to volunteer to take the lead on this topic? Some orientation to the issue can be provided by Gus as needed.

Nominating Committee (Gus Petropoulos, chair)

In light of the impending presidential transition, the ad hoc presidential transition committee identified Amy Sanford as a highly qualified candidate to be nominated for president. She has served our community as a Board member and Secretary since November, 2016, so she is well versed in the mission and programming of our Association. With Amy's impending nomination to become our next president, she will be creating a vacancy in the position of secretary. Director Jan Akers stepped up to volunteer to fill that vacancy. Jan has served our community as a director since November, 2018, and is currently serving her second two-year term. With Jan's impending nomination to become our next secretary, she will be creating a vacancy in the position of director. The nominating committee, with help from Director Jeani Delagardelle, has identified Rodrigo Espinosa of Howland Hill Lane as someone who is interested in being nominated to this position in November.

In addition to Steve and Amy, the following five Board members have terms that will end in November:

Jeani Delagardelle John Barrett Michael Corbett Susan Dan Tom Hayes

If your name is listed, I would appreciate it if you would let me or Steve know very soon of your interest in continuing for another two-year term.

Social Committee (Steve Epstein, Acting Chair)

Due to Covid-19 and the delays in vaccinations, our Board decided to not organize spring neighborhood parties nor the Community Festival. However, it may be possible to host a scaled-back social event with a mask and social distancing requirement.

Safety Committee (Steve Epstein, Acting Chair)

Neighborhood Watch (Steve Epstein, acting point person): We have had two reported burglaries and one attempted burglary since our last Board meeting:

A burglary on Adeline Drive, in the unincorporated area, on March 11. Burglar(s) opened the (apparently unlocked) rear sliding glass and stole electronics and jewelry. No alarm system or cameras.

An attempted burglary on La Mesa Court, in the City, on April 12. According to a neighbor who has knowledge of the incident, "around 4:30am, two men tried to enter the residence by force opening an occupied bedroom window. Fortunately the break-in was thwarted when the occupant of the room scared the perpetrators away, and no one was hurt." The neighbor's "camera captured a sedan leaving la Mesa lane, across the small canyon from la Mesa court home that was hit, shortly after around the time the break in attempt was made."

A burglary on Burlingview Drive, in the City, on April 24. The burglar broke through the rear sliding glass door, at which time an alarm sounded. Drawers were rifled through, but nothing appeared to be stolen, likely because of the alarm.

Utilities Committee (Steve Epstein, Acting Chair)

Burlingame Hills Sewer Maintenance District (BHSMD):

The current completion date for the Hillside-Upper Adeline sewer upgrade is July 14. The contractor is required to provide notifications to affected property owners and signage.

We received a proposal from County DPW for a three-year rate plan, \$70 increase for the first year, \$80 for the second, and \$90 for the third. For the past eleven years, due to considerable uncertainty about capital improvement financing, we agreed to one-year rate plans. Eleven years ago, we agreed to a 39% increase, followed by 7-8 years of no increase. Last year, we agreed to a 4% increase and, this year, after a very long meeting of our committee, we agreed to the County's three-year rate proposal on the condition that they would meet with us to work on long-standing issues, including an ordinance to require the scoping and repair of private sewer laterals upon home sales.

They still have not replied to our condition but they only have about two weeks until they need to finalize the rate proposal and submit it to the Board of Supervisors for their approval. The new rate, assuming there is not a successful rate protest, will go into effect on July 1.

Telecommunications:

No report submitted

Other projects in Burlingame Hills:

Paths project (David Ivester, point person):

No report submitted

Stone pillars project (Point person needed):

Melina Degiovanni, who has led this effort since the death of Jon Lueders, just notified me that she no longer has "the dedication that (it) will take to get this project through."

101 Tiptoe Lane, Hillsborough (Jan Akers, co-point person):

No report submitted