

INGLESIDE TERRACES HOMES ASSOCIATION  
San Francisco, California

R E P O R T   O N   P R O C E E D I N G S

AT THE FIRST ANNUAL MEMBERSHIP MEETING HELD IN THE AUDITORIUM OF  
COMMODORE SLOAT SCHOOL ON THE EVENING OF NOVEMBER 29, 1938

Pursuant to call and notice sent to approximately 650 addresses of residents in the restricted portion of Ingleside Terraces, the meeting convened at the appointed hour.

Mr. Joseph P. Fallon, President of the association, presided over the meeting. In a short opening address he called the attention of the assembled home owners to the necessity of forming a permanent organization in order to protect the residential character of the district and to maintain the various decorative parks and courts in a manner appropriate with the exclusive appearance of the residences in the tract. He deplored the general indifference and the lack of interest in community affairs, and expressed his disappointment at seeing but a few hundred persons out of the 650 families invited to this meeting. After giving a brief resume of the circumstances that brought about the formation of the new association he requested all residents and home owners in Ingleside Terraces to actively support the work of this corporation.

The President then introduced Mr. William J. Vailey, President of the Southern Council of Civic Clubs, who in a very interesting, short address, again called the attention of the meeting to the advantage in presenting an organized, united front in civic affairs. He also recommended the affiliation with a Council of Civic Clubs, so that the efforts of local organizations could be supported more speedily and efficiently.

Mr. Walter E. Drobisch, who had been retained as counsel for the Executive Committee of Property Owners in Ingleside Terraces, was then called upon to address the meeting. In a brief, yet concise manner, Mr. Drobisch related the legal phases of an attempt to set aside property restrictions on the corner lot at the Paloma Avenue entrance to the Terraces, and his motion for setting aside a judgment entered in April 1938. He was very glad to be able to announce that his motion had been granted in the Superior Court the very day of this meeting, and assured the audience that he would vigorously defend the property rights of this district in the pending case.

After Mr. Drobisch's interesting talk, the President stated that the first order of business before the meeting was the adoption of the by-laws, as submitted by the incorporators. Director Mrs. William H. Bode was requested to read the full text of the Articles of Incorporation and the By-Laws to the members assembled. After these Articles and By-Laws were read, the meeting was thrown open for discussion and debate.

Mr. Fred W. Mielke of 60 Corona Street made a motion to change Article V of the By-Laws by inserting the words "Cash Receipts and Disbursements and" immediately preceding the words "Assets and Liabilities" in this paragraph. This motion was duly seconded and unanimously adopted.

A prolonged discussion followed, which was terminated by the following resolution, moved by Mr. M. D. L. Fuller of 117 Lunado Way and seconded by Mr. Edward T. Mancuso of 60 Urbano Drive, which was unanimously adopted:

"WHEREAS the By-Laws as prepared by the Incorporators and read to this meeting, with the addition proposed by Mr. Mielke appear to be essentially and in their entirety GOOD BY-LAWS, and

"WHEREAS all other changes heretofore discussed at this meeting are of only minor importance and insignificant in their nature, and will undoubtedly be considered at some future date,

"NOW THEREFORE, BE IT RESOLVED that the By-Laws as amended by the motion of Mr. Mielke and as heretofore submitted to this meeting, be and they hereby are adopted as the By-Laws of this corporation".

Mr. Fred W. Schwab, Secretary-Treasurer of the corporation was then requested to present the tentative budget for the year 1939, and to submit the question of membership dues for the ensuing year to the membership.

After emphasizing the fact that more than two-thirds of the proposed budget expenditures represented non-recurring items of permanent improvements in the district, Mr. Schwab mentioned the following as most urgent and worthy of immediate approval:

- 1) Tax redemption of such parcels of land as the sun dial, the tennis court and the other little parks and courts which give the district its exclusive appearance, and which are subject to sale at auction in the early part of 1939;
- 2) Landscaping and maintaining of the sun dial and the other little parks and courts in the district, including the cost of water;
- 3) Replacement of the wooden benches at the Ocean Avenue entrances to the terraces;
- 4) Repair all damaged stone piers at the entrance gates on both, Ocean Avenue and Junipero Serra Boulevard, and
- 5) Installation of light fixtures on the main entrance pillars at all gates of the tract, two lamps at each entrance, 18 in all.

The estimated cost of the above improvements, including maintenance and very modest administration costs for the entire year 1939, as determined by extensive requests for definite bids, will total about \$3,150. Improvement of the tennis court and repairs to driveways and easements in the tract could, for practical reasons, not be included in this year's budget. These items will be considered as soon as the more important improvements have been completed.

Basing the dues for 1939 on the above budget, it appears that IF ALL the property owners in the restricted part of Ingleside Terraces were able and willing to contribute their proportionate share of the cost, the annual dues could easily be set at \$5 per lot. As it is obvious, however, that ALL property owners will not be willing or able to contribute this small sum for the benefit of the entire tract, the dues will have to be more than that minimum. Judging from the enthusiastic response to the efforts of the incorporators and the gratifying results of the membership campaign so far, an optimistic estimate for this first year would be a total of 350 members. On such a basis, the annual dues per member should be \$9. Although not quite one-half of this number have definitely signed up by this time, and in order not to burden those whose willingness to assist in a good cause for the benefit of the community is not accompanied by an abundance of resources, Mr. Schwab proposed that the Membership Dues for 1939 be set at \$9.00 per lot, and the serious effort of every member to convince at least one other property owner in the tract to join this association as a new member.

AFTER DUE DELIBERATION BY THE MEMBERS, (AND WITHOUT A DISSENTING VOTE) THE ENTIRE BUDGET WAS ACCEPTED AS SUBMITTED AND THE MEMBERSHIP DUES FOR 1939 ESTABLISHED AT \$9.00 PER LOT, WITH THE UNDERSTANDING THAT THERE IS NO OBLIGATION TO COMPLETE THE PROGRAM OF IMPROVEMENTS, UNLESS AT LEAST 350 FULLY PAID MEMBERSHIPS HAVE BEEN ENROLLED.

Mr. Schwab called then the attention of the meeting to the fact that there were no funds in the treasury at this time, and that certain expenses had to be advanced and obligations incurred for expenses of circulation, etc. He therefore requested those that could well afford it, to pay their dues without undue delay. He also stated that if the payment of the entire year's dues should prove difficult to someone, payments in instalments would be gladly accepted. As the work can only be

authorized when the necessary funds are in the treasury, it will be in the interest of every member to pay the dues just as soon as conveniently possible.

Mention was also made, that the proposed budget contained no provision for anticipated legal expenses. While some funds for this purpose are still available, it is felt that the balance will be insufficient to pay the costs of the pending litigation to its conclusion. In view of the fact that the legal costs have so far been borne by voluntary contributions of property owners in the tract, IN ADDITION to the membership dues now established, and because there are still many home owners in Ingleside Terraces who have not contributed anything to this cause, a special request is hereby made for contribution of \$2 or more, according to ability, to the SPECIAL FUND FOR THE DEFENSE AND ENFORCEMENT OF PROPERTY RESTRICTIONS in Ingleside Terraces, which will be used ONLY for the purpose indicated. Contributions to this fund should be made payable to the Ingleside Terraces Homes Association, but for purposes of identification should be marked as a special contribution.

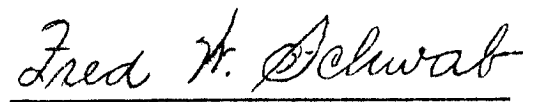
The president then submitted the resignation of the entire Board of Directors and stated that the election of a new Board to serve for the ensuing year, was the next order of business. Before proceeding with the election, a short recess was called for the purpose of signing up new members and the distribution of ballots to them.

After the meeting reconvened, all candidates for directors whose names appeared on the ballot were introduced to the members, and an election committee was appointed. The ballots were then collected and after examination by the election committee, the following results were reported:

Out of 160 registered members, 111 ballots were cast, representing a majority of the voting membership. The following persons were then declared elected by a majority vote, directors of the Ingleside Terraces Homes Association, to serve for the ensuing year and until election of their successors:

Mrs. William H. Bode	383 Ashton Avenue	DE 7137
Joseph P. Fallon	695 Junipero Serra Blvd.	RA 0131
Edward T. Mancuso	60 Urbano Drive	RA 6705
Eugene C. Moore	184 Corona Street	DE 1517
Dr. Adolph E. Schmidt	999 Holloway Avenue	EL 3433
Fred W. Schwab	20 Paloma Avenue	DE 9358
Richard T. Stephens	585 Junipero Serra Blvd.	DE 4286

There being no further business before the meeting, on motion duly made and seconded, the meeting adjourned at 11 o'clock p.m.

  
Secretary