



CCCHA Board of Directors Meeting

Minutes

January 18, 2016

Called to order at 7:32 pm at the home of Allyson Saunders and Derek Barton

Present: Derek Barton, Danny Gleiberman, Allyson Saunders, Jerry Davison, Jade Shopp, Mike Quinn, Marilyn Braunstein, Francesca Beale-Rosano, Richard Schulman, Candis Melamed. Bob Guerin

Conference call: Hillary Vari, Steven Taylor

Absent: Jennifer Trilling, Jane Wishon, John Carlisle

Guest Speaker: Mike Eveloff (8:30).

Minutes of November 16, 2016: Moved by Danny, seconded by Richard, to approve as amended: approved with one abstention (member absent from November meeting).

President's Report: Allyson had nothing to report.

Treasurer's Report: Marilyn reported that a few changes will need to be made in some of her financial reports. Discussion of some homeowners who are in arrears (the total past due is now nearly \$80,000, with 41 owing more than \$1,000). Discussion as to whether we can put liens on such properties. Hillary will investigate further about buyer's and seller's responsibility.

Finance Committee: Jade reported that a few items will need to be attended to in order to prepare for 2016 budgeting and annual dues invoicing. The committee looked into our current arrangement with APS, Mike Quinn gave extended report on his study of APS costs and services. The committee recommended entering into a contract with APS for the first time.

Moved by Danny, seconded by Francesca to accept Finance Committee recommendation that Annual Dues remains at \$135 without increase for 2016. Yes: 10; No: 1; Abstain: 1.

Moved by Bob, seconded by Derek to set the discount to Annual Dues for those homeowners subscribing to APS to \$25 for either monitoring or patrol service and \$50 for both monitoring and patrol. Yes: 11; No: 1; Abstain: 0.

Mike Eveloff visited from 8:30 to 8:55: The DOT has approved a traffic study conducted by City School that indicated, among other things, unacceptable increase in cars on Motor, in violation of the CCNTMP, and potentially on Manning as well. Various appeals are being made to challenge the traffic study, which had numerous flaws. Mike encouraged the Board to appeal the flawed traffic study.

Traffic: No report was given.

Communications Report: No report was given.

Green Report: No report was given.

Block Party: No report was given.

Legal: No report was given.

Safety: No report was given.

Architecture: No report was given.

WNC: No report was given.

CD-5: No report was given.

Film Liaison: No report was given.

Old Business: Mike reported on his consideration of a request from a long-time member of CCCHA for reimbursement of \$5,000 in legal expenses contributed by him toward a total \$22,000 in costs for suit brought 23 years ago by CCCHA and the homeowner on his behalf for clear violation by a neighbor of building code. The matter was settled for \$7,000, which amount was proportionately split between the homeowner and the CCCHA. He has requested that we forgive almost \$2K of his past outstanding dues and that he will then begin paying his dues.

Moved by Richard, seconded by Danny to reject homeowner's request. Yes: 5; No: 5. Motion failed.

Moved by Marilyn, seconded by Candis that we split the debt: Yes: 4; No: 5. Motion failed.

Moved by Jerry, seconded by Derek that we accept the homeowner's offer to forgive \$2K of his past unpaid dues, after which he will begin paying regularly: Yes: 4; No: 4. Motion failed.

Moved by Richard and seconded by Candis that we file an appeal with DOT re the traffic study for the City School, utilizing a list of flaws furnished by Mike Eveloff: Yes: unanimous.

New Business: None.

Meeting adjourned at 9:24 pm. Next meeting will be February 15, 2016.

Respectfully submitted,

Gerald C. Davison, Secretary