



## CCCHA Board of Directors Meeting

**September 15, 2020**

Called to order at 7:05pm. Meeting was held via Zoom

**PRESENT:** Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bob Guerin, Tamir Nadborny, Michael Quinn, Eddie Rabin, Allyson Saunders, Bertrand Leroux, Jane Wishon

**Absent:** Steve Shpilsky

**MINUTES of August 18, 2020:** Derek proposed a motion to accept minutes as amended, Bob seconded. Approved unanimously.

**PRESIDENT'S REPORT:** Allyson reported that many homeowners are unhappy because an article in Bloomberg reported an option to convert Rancho Park for homeless. According to federal court order, CD5 must find housing for approx. 500 homeless, which is very challenging. There is consideration to install 25 trailers along the north side of the park right before the golf course and before the archery range. The Recreation Center has been closed for homeless and as someone leaves a trailer at Rancho Park that unit is decommissioned.

**TREASURER'S REPORT:** Eddie reported that Income is minimal, expenses in line with expectations; a PayPal account has been opened, working with Derek to have it on the website so our homeowners can pay online. HOA dues reminder will be sent later this week. First an email will be sent, followed by US mail if we do not receive the dues. Eddie to reach out to Derek, who will prepare the final reminder this week, to be approved by Allyson.

**FINANCE COMMITTEE:** Mike reported that he had a meeting with the finance committee. No surprises on revenues and expenses. Asset allocation remains in line with the Board's decision.

### **SAFETY COMMITTEE:**

Tamir discussed the new Emergency Survival Kits for distribution to new neighbors who didn't get one previously, and "shopping bags" with our CCCHA logo filled with emergency items to replenish kits that were handed out in 2015. Discussion on whether Tamir delivers the kits door to door and leaves the bag if nobody is there? Allyson prefers having a one-day give-away where residents come to us, then we can distribute whatever is left? Tamir needs approval to start the process? 15K after tax with mostly refills and some new backpacks, versus 30K if we get all new backpacks. 3 to 4 weeks lead time needed plus 50% deposit. Tamir volunteered to store in his garage. Motion from Jane to approve and proceed with order, Derek second the motion. Discussion about source of funds. Allyson explained that we had previously used the filming revenue to fund the 425 emergency kits in 2015, and that every year we have sought to continue investing in our community. Emergency kits had been well received in 2015; replenishing those kits now likely will be as well.

The motion carried: yes 10, no 1, abstentions 0.

**ARCHITECTURE COMMITTEE:** Allyson reported that she received the plan now from the developer on Philo. Allyson did send some comments back to them, potential revised plan. Need to meet as a committee to finalize.

**TRAFFIC COMMITTEE:** No report.

**COMMUNICATIONS:** CCCHA website has been updated, Derek sent a new Board roaster to all Board members and asked each to confirm that all information is correct.

**LEGAL COMMITTEE:** No report.

**GREEN COMMITTEE:** Alex working on getting trees on Woodbine Street. Only two people responded positively, 2 are not interested; Alex will send reminders to the others. Alex will look at Club Drive as another street for potential new trees.

**FILMING:** Derek mentioned that after six months of no filming, “The Goldberg’s” TV show is coming back next week to film in our HOA.

**BLOCK PARTY COMMITTEE:** Derek queried whether we have a mini Block Party with one food truck, and pumpkins while handing out the Emergency Kits. Recommendation was not to combine the two together.

**WNC:** Jane reported there was lot of discussion around COVID and homeless population at the last meeting. Plan to move homeless people to transition housing facilities from the RV trailers at the Rec Center. Most homeless still living “under the freeway” are resistant to any program. COVID helped motivate the homeless move to housing/trailers. Most services come from the county, federal court order in place to move out people living “under freeway.” Regarding crime, most of the crime is down. We still see car break-ins, so please don’t leave valuables in your car.

**CD-5:** Derek and Allyson attended via Zoom last Saturday’s quarterly meeting. It was well attended, 53 questions answered by Councilmember Koretz in 2 hours. There is a 300-year infrastructure replacement plan in place; Cheviot Hills will be the first to benefit from that plan in 2022. Homeless is always a big topic of discussion, all trailers in Rancho Park will be gone in a month or so.

**OLD BUSINESS:** (1) ratify \$2,001 donation to Annual Safety Fair; Eddie moved, Jane seconded, 9 in favor 2 opposed. (2) the Woodbine cul-de-sac gate update: we received a few dozen requests for key cards. The company managing the process will load all the information into the system and will produce the keys and manage the day to day operation.

**NEW BUSINESS:** Allyson reported that there will be a Cedars Sinai mobile Blood Drive on Cheviot Drive where we have our annual Block Party on October 30<sup>th</sup>. A free COVID test will be available. Jane proposed a motion to support the blood drive, Jerry seconded. Approved unanimously

**NEXT MEETING:**

Next CCCHA Board meeting: October 20, 2020

**MEETING ADJOURNED** at 8:44pm

Respectfully submitted,

Bertrand Leroux, Secretary