



## **CCCHA Board of Directors Meeting**

**March 16, 2021**

Called to order at 7:06 p.m. Meeting was held via Zoom

**PRESENT:** Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bertrand Leroux, Tamir Nadborny, Michael Quinn, Allyson Saunders, Steve Shpilsky, Jane Wishon

**ABSENT:** Bob Guerin

**GUESTS:** LAPD Senior Lead Officer Chris Baker; Homeowner Zac Levine

SLO Baker reported that our neighborhood leads in crime reduction over the last few weeks. People are starting to come outside now. In the last four weeks in the CCCHA, there were 2 burglaries (Rossbury and Woodbine), with 1 arrest thanks to APS' help, and in the Cheviot Hills HOA, there were 9 burglaries, one at the elementary school, 2 garage break-ins, 2 homes under construction; incidents in the Century City Mall; vehicle thefts in Beverlywood. LAPD has only two men for the area; Chris has asked his Captain for more resources. With car theft and burglaries as issues, Chris strongly recommends parking your car in the garage. Chris is working very closely with APS.

**MINUTES** of February 16, 2021: Derek moved to approve; Jerry seconded; 7 yea, 0 nay, 3 abstained; approved.

**PRESIDENT'S REPORT:** Allyson asked Zac Levine to give a brief introduction of himself to the Board. Zac was born and raised in LA, lived in Beverlywood before moving to the CCCHA two years ago. Allyson gave a COVID update for Los Angeles: restaurants and theatres reopening at 25% capacity; gyms opening at 10% capacity. Three vaccines now available: Pfizer, Moderna, and J & J; 16- to 64-year-olds now eligible. Over 12 million shots administered in California with 21.6% of Californians receiving at least one dose. Experts say 85% of Americans will need to be vaccinated to get the COVID-19 pandemic under control.

**TREASURER'S REPORT:** •Allyson reported that Eddie Rabin had stepped down as Treasurer and resigned from the Board. Mike, as Chair of the Finance Committee, has agreed to serve as acting Treasurer until a replacement is found. •As we've discussed many times, and with a substantial amount of money in our reserves, Mike suggested that we consider hiring a management company for bookkeeping tasks. Mike and Allyson spoke to our accounting firm to see if they could add those tasks; they declined. Allyson spoke to the President of the Beverlywood HOA to see who performs their bookkeeping services. Similar to us, they were handling all of their bookkeeping in-house and, as their funds and workload grew, they turned to a management company. Mike and Allyson to explore options for our CCCHA and report back to the Board. •Allyson reported that our Communications Chair worked with our web master to accommodate HOA Dues payments for most current and past due balances. A President's Letter was included with our invoices to hopefully encourage our CCCHA members to take our HOA dues more seriously. •Zac asked about our bad debt level. Marilyn reported that 15% of homeowners are accountable for the bad debt, currently at approximately \$79,000. Many of the people who do not pay their Dues are elderly or long-time residents who don't understand that our HOA Dues are mandatory, so they feel they may choose not to pay. We typically collect outstanding HOA Dues through escrow when properties sell (\$300 transfer fees + all outstanding dues). Discussion ensued on ways to ensure that everyone pays regardless of age or circumstances.

**FINANCE COMMITTEE:** Mike reported that their last meeting was mainly spent talking about our tax return. Our accountant to send the final version.

**SAFETY COMMITTEE:** Alexis reported on additional homeless incidents on Club Drive and on Woodbine. Tamir asked if the Board will move forward with the proposed additional 3 hours of APS patrol during the early morning. Jane moved to authorize up to \$1,800 per month for an additional 3 hours of security each night in order to provide additional coverage; Jerry seconded; unanimously approved. Allyson asked about implementing cameras as the Beverlywood HOA has done. They've caught three suspects since recently implementing. The issue is that cameras may not be in the public area, they are on private property only. Allyson asked Tamir to elevate this to Vernon and see if he has any advice. Vernon is planning to get cameras in APS' patrol cars very soon and will store the videos in the cloud at no extra cost for now.

**ARCHITECTURE COMMITTEE:** Allyson has prepared a letter to go in the escrow kit for new homeowners, reminding them of the height limits for fences and hedges. Allyson will also work with legal to create a clarification to our guidelines regarding those height limitations, which will have no effect on the CC&Rs. The clarification will be presented to the Architectural Committee for review and approval.

**TRAFFIC COMMITTEE:** Outside our neighborhood, car racing in the streets is occurring nightly, especially on Olympic Blvd where a fatality occurred recently. LAPD has setup a new task force to respond to this with two sergeants and fourteen officers to deal with kids gathering and racing in the streets.

**COMMUNICATIONS COMMITTEE:** Website is up to date; HOA Dues discussed in "Old Business."

**LEGAL COMMITTEE:** No report.

**GREEN COMMITTEE:** Very little tree activity but the City of LA is starting to be active again.

**FILMING COMMITTEE:** Per FilmLA, our HOA has been very successful in donations from production companies that shoot in our neighborhood, averaging \$40,000 per year (almost as much as our dues). Because of the COVID pandemic in 2020, production was reduced, and we only received \$10,000 for the year. We have had five filmings and have collected \$6,000 to date in 2021.

**BLOCK PARTY COMMITTEE:** No report. Block Party to be addressed next month.

**WNC REPORT:** As of February 11th, 1,280,000 COVID cases in LA county, 22,304 dead, American stimulus plan of \$2.6 B for LAUSD to reopen the schools, \$1.9B LA County, \$1.2B City of LA. New bill to improve overall national infrastructure (\$1.3T), significant money is coming to the Los Angeles area to help the Metro Pass on Sepulveda. City Council Member Paul Koretz made a motion to increase our Crime Fund. Homeless blocking an entry to homes or businesses may be reported at "MyLA311." Questions for LAPD: 877-ASK-LAPD.

**CD-5 REPORT:** The next CD-5 Zoom meeting will be on April 10<sup>th</sup>.

**OLD BUSINESS:** HOA dues update: website now allows CCCHA members to pay their dues online via PayPal or Credit Card. Board agreed that the "Invoice Number" field could be eliminated to unlock payment page, but "Property Address" field must be maintained

**NEW BUSINESS:** None; Annual Meeting to be addressed next month.

MEETING ADJOURNED at 8:52pm

Respectfully submitted,

by Bertrand Leroux, Secretary

NEXT BOARD MEETING: April 20, 2021