



CCCHA Annual Membership Meeting
September 9, 2021

Called to order at 7:15 p.m. Meeting was held via Zoom.

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bob Guerin, Bertrand Leroux, Tamir Nadborny Michael Quinn, Allyson Saunders, Steve Shpilsky.

ABSENT: Jane Wishon,

PRESIDENT'S REPORT:

Allyson welcomed all the attendees and gave a special thank you to Josh and Sacny of ATS Audio/Visual who setup the Zoom meeting in Allyson's backyard. • Homeowners were informed that if they had any questions to type them up in the chat room. • Allyson reported that she would have preferred an in person meeting but due to the Delta variant it was not possible. Her hope for next year would be an opportunity to meet in person at the annual meeting and at the Block Party. • Allyson introduced Board member Mike Quinn sitting to her left as our Acting Treasurer and Chairman of our Finance Committee and on our Legal Committee. Allyson introduced Board member Derek Barton sitting on her right as our Communications & Block Party Chair and CD5 and Film Liaison. She then introduced the rest of the Board who were on Zoom. VP & WNC Liaison Jane Wishon could not attend as she was representing the Board at the monthly WNC meeting. • Allyson welcomed 4 new members to the board: Irene Kitamura, Bruce Russell, and Zach Schorr, Oksana Volod.

Allyson thanked everyone for mailing in their ballots for Board Members and felt that it was important that we all have a say in who governs our HOA. She reiterated that ballots are not counted if a homeowner's dues are not paid in full. She reminded everyone that paying dues is not on a voluntary basis. Our homes are all subject to CC&Rs that run with the land, that's why membership is mandatory and so you must pay your dues. There are 407 homes in the CCCHA and all but 60 pay their dues. Dues are only \$150 per year. Some of our neighborhood HOAs pay hundreds of dollars a month. Everybody needs to be a team player and pay their dues. It's not fair to the rest of us who do. • The Board is aware of the speed issue at the roundabout at Queensbury and we are working with the Council District 5 office to implement new measures. • New CCCHA signage and monuments will soon be seen in our neighborhood on the island at Queensbury & Earlmor, and the medians at Cheviot & Queensbury, and Barbydell and Club Drive. • Woodbine Cul de Sac gate has improved the security at that entrance into our neighborhood with keycards for our homeowners.

Allyson introduced our guest speaker, Councilman Paul Koretz representing the 5th District of Los Angeles who joined everyone on Zoom. Paul was previously a member of the California

State Assembly and the West Hollywood City Council. Paul is serving in his last year on the City Council and is running for Los Angeles City Controller in 2022.

Paul thanked Allyson and discussed the following topics:

- 1) Bill SB9 and SB10. Paul asked all of us who want to keep our family neighborhood, to call our Senator and oppose to these two bills.
- 2) The homeless crisis is a key urgency for the city. More and more people are living on the street. A key initiative is to try and get the homeless to live with estranged family members. The city will contact the family and pay for the transportation. So far this has been successful. Lots of organizations are working on family reunification.
- 3) Traffic safety in our district has been a problem with street racing. A fatality occurred at the corner of Olympic and Overland. We need to change the current rule which says that we cannot enforce the current speed limit if a survey has not been done.

Council Member Koretz took several questions from our homeowners:

Question: Does dense housing take into consideration the drought issue we are facing? Answer: Not as I know, but it should be. We need to make sure we will have water in LA in the years to come. Building density is not the answer, mainly affordable housing. Better to use commercial streets where there is now less commercial activity and propose legislation to convert office buildings to residential.

Question: It seems that measures to control the current drought have been lifted? Answer: It is a voluntary measure but has not been lifted. There is a plan to clean water, to make drinkable water. This conversation is the best and less expensive option. No other choice or we will have water restriction.

Questions: Can we get clarity on the speed limit and speed racing in our neighborhood? Can street racers be arrested if they drive over the speed limit? Answer: Yes, police officers will find a way to arrest, but as mentioned before, this is difficult to enforce the speed limit if a survey has not been done.

Question: Regarding ocean water, is there a Desalinization plan? Answer: It is better to clean water and conserve the water we have. Desalinization will be a very expensive proposition.

Question: Since our LA mayor has been recruited by the White House to be the liaison to India, when does he leave and who will be his replacement? Answer: Current mayor is already in an “Ambassador School.” He will leave his office soon. The council will appoint someone who will not run for mayor so as not to have an advantage over others who want to run for this position at the next election. The new appointment will be in October 2021.

Allyson thanked Paul Koretz for joining us tonight. Paul said that he always appreciates the opportunity to talk to us and answer questions.

Allyson continued with her **PRESIDENT’S REPORT: FENCES & HEDGES** in our front yards. CCCHA rules mandates the height of fences in the setback area to be no more than 30” above grade. Hedges are to be no more than 36” above grade. • **TREES:** For safety reasons this is your responsibility to trim your trees in the backyard, even more in these drought conditions, especially when your trees are touching electrical wires and transformers. If you cannot do it yourself, the power company will come and do it. • **NEIGHBOR DISPUTES:** regarding your neighbors’ barking dog, or people putting their dog’s waste in your trashcan instead of their own,

or the cleanliness of your neighbor's front yard, this is not a Board responsibility to deal with these issues. Please have a polite discussion with your neighbor first to resolve them. Then we may help as we have in the past to motivate people to mow their lawn and keep up the beauty of our neighborhood. • JUNK: If you have bulky items that you want to dispose of, please call 311. They will schedule a time with you to pick it up. Don't just put it on the street and wait. Keep the street and your property clean.

TREASURER'S REPORT (Mike Quinn – Acting Treasurer):

You have received the financial package with 2020 actuals and budget, plus approved budget for 2021. • Paid dues are up versus 2019 (+ 20%) due to our successful digital billing and enforcement. • Other 2020 revenues were down: architecture fees down by 50%, filming down 40% during these Covid years. No sponsorship income from Block Party since it was cancelled due to Covid. Lastly, homeowner transfer fees are up. Expenses are up (without taxes) but we are managing the situation. Budget is based on baseline of prior years. Our largest item on the P/L is for our security patrols as the Board agreed and approved due to demands by our homeowners.

Question from CCCHA Owner: Why we do not go after people who are not paying their dues?

Allyson's answer: The Board has chosen not to sue our neighbors in order to place a judgment lien on properties in arrears. We agree with you that not paying their dues is not fair to rest of us who do. CCCHA dues are only \$150 per year, and we may have to increase them due to our expenses going up like our insurance and for our new architect who reviews the new building plans in our neighborhood.

Question: Is there a regulation regarding motor home parking on the street? Answer: Alyson did not believe we do not have regulations in our CC&Rs. Allyson asked the questioner to contact her after the meeting to discuss further.

Question: Why do we keep high reserves? Allyson's answer: The reason is that we have had litigation in the past making it prudent to have reserves set aside. Litigation cost money. Since people know we have this reserve set aside, they're not so eager to jump into frivolous lawsuits. Since we now have a more harmonious neighborhood, we are starting to use those reserves to pay for additional security patrols, especially since revenue is down.

Question: Why don't we have more of a police presence in our neighborhood since people are speeding through our streets? Allyson's answer: We welcome their presence and have asked for it to help cut down on people speeding and who don't stop for our stop signs, and who don't give the right of way in our roundabout, but ultimately this is decision of our local police to come.

Question: Why do we not charge more to the developers for the architecture fees? Allyson's answer: We are charging more and have implemented a fee for re-submissions.

SAFETY COMMITTEE:

Our Safety Chair, Tamir Nadborny joined by Vernon Rosado of APS security gave us an update. • The more people subscribing to APS services for their own home, the more patrols we will have in our neighbor. Anyone in our HOA, even if you're not an APS client can call APS 24/7 at (310) 606 2727. • We are one of the safest neighborhoods in the city and our Board wants to keep it this way. We had only 4 reported incidents in the last 6 months: 3 car thefts and one theft in a construction house. We have implemented patrols to give us nearly 24/7 coverage. Allyson mentioned that the addition security cost is funded by our reserve. • Each home, even if you are not a client with APS, can request a vacation watch by APS for one week per year. They will

pick up mail, check your house, but if you do not have a contract with them, they will not be able to enter your yard in case of an incident. They can call 911 if activity is suspicious.

Question: Queensbury circle early morning, what we can we do to stop the speeding through the roundabout? Allyson's answer: We are working with the city to implement solutions. Vernon recommended calling West LA patrol and asking them to come.

Question: I have a contract with ADT for my home; can I have APS as an adjunct security service? Tamir's answer: We will have to ask Vernon.

TRAFFIC COMMITTEE:

Allyson reported on behalf of Jane Wishon: The Board is concerned as many of you are with many drivers running through stop signs throughout our neighborhood. Regarding the Queensbury roundabout, we asked the city for stop signs, but have not received any final plans. We are working with the planning and traffic departments to wrap up the plan, which will have additional limiting marks.

COMMUNICATIONS COMMITTEE:

Derek advised everyone to please go to our CCCHA.org website to find upcoming events, plus the minutes to our monthly Board meetings. • Allyson said that all documents, CCCR are there to have a look at.

FILMING COMMITTEE:

Derek reported that filming revenues for 2020 were down due to the Covid pandemic. FilmLA has reported that filming is up for the 2nd Quarter of 2021 with over 9,700 shooting days in Los Angeles. 20 of those shooting days have been in our HOA to date with a revenue of \$23K so far in 2021. A reminder that our streets and our parkways are not our property and that production companies don't have to pay us to film on these areas. Filming on your property or in your house is all negotiable. Due to the great relationships we have formed with these production companies over the years, they donate \$1,000 a day for filming in our neighborhood. Allyson mentioned that we are using these donations for the benefit of all of us in our HOA, for instance earthquakes kits have been funded by these filming donations.

BLOCK PARTY COMMITTEE:

Derek reported that our annual Block Party had to be cancelled last year due to the Covid pandemic. That was rescheduled for November 7, 2021, but now that we are dealing with the Delta variant and others, that may be postponed again until next year. We will keep you posted.

LEAF BLOWERS:

Derek reported that there has been a 1998 LA City regulation that bans the use of gasoline powered leaf blowers within 500 feet of a residence. The fine is not always enforced but it is \$100 for the gardener and a \$100 for the homeowner who employs them. A proposed California Legislation bill, AB1346, would require all gasoline blowers, trimmers, and lawn mowers to be phased out by the end of 2024. The Board has given Board Members Derek Barton and Jerry Davidson the task of finding solutions for making our HOA quieter and cleaner. They have met with the Business Development Manager of our local ACE hardware, as well as and reps from EGO and Stihl to set up a CCCHA discount for all battery-operated gardening tools for our homeowners and gardeners. A communication on this project will be forthcoming.

Question from a homeowner:

How can we reduce the noise from all the construction in our neighborhood? Allyson's answer:
We cannot enforce the noise levels at a construction site, but we can enforce any excessive noise levels of music being played on the construction site.

CLOSING REMARKS:

Allyson appreciated everyone who attended our annual meeting via Zoom and hopes to meet in person next year. She said that if anyone had any other questions to reach out to her by email or phone. We still have a couple of Board seats available and are looking for new members to come in and participate. Derek thanked Josh and Sacny from ATS of Audio/Visual for the great job they did managing our Zoom meeting. We had a good turnout of about 50 people on Zoom whereas in person we usually have 30 to 40 people. Allyson thanked everyone for the questions and said, "Good night."

MEETING ADJOURNED at 8:37pm

Respectfully submitted by Bertrand Leroux, Secretary