



**CCCHA Board of Directors Meeting  
September 21, 2021**

Called to order at 7:03 p.m. Meeting was held via Zoom

**PRESENT:** Derek Barton, Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Bertrand Leroux, Tamir Nadborny, Bruce Russell, Allyson Saunders, Zach Schorr, Steve Shpilsky, Oksana Volod

**ABSENT:** Marilyn Braunstein, Mike Quinn, Jane Wishon

**MINUTES** of August 17, 2021: Alexis moved to approve; Bertrand seconded; unanimously approved.

**PRESIDENT'S REPORT:** Allyson reported that we have four new Board members from our Annual Meeting bringing the total to 15. Allyson asked each new Board member to introduce themselves and give a brief bio. Allyson thanked the new members for stepping up and helping their HOA. • Allyson noted that the Annual Meeting was very successful considering it was the first time we did it via Zoom, which was the only way we could get it done given the ongoing pandemic. We hired a professional company to manage the video conference. Allyson addressed feedback regarding participants' cameras being turned off, which was done so that attendees could better follow the speakers without distraction. We got very good feedback from our fellow homeowners, claiming our annual meeting was very informative as always. We had around 50 people attending, which was more people attending virtually than we typically have had in person in past years.

**TREASURER'S REPORT:** Allyson gave the Treasurer's report as Mike was out of the country. Allyson and Mike received a proposal from an HOA management company. They will do all bookkeeping, invoicing, year-end taxes, escrow work, financial reporting for a monthly fee of \$2,500 a month. If we decide to go that path, we will need to change our mailing address and our bank account. Steve mentioned that he is member of another board that faced the same challenges we have, and recently switched to a specialist and it is a dream now. Allyson mentioned that we have had too many Treasurer changes within the Board and thinks that our HOA is better served with a professional management company. Tamir agreed with the recommendation but is concerned that our HOA fees are not enough and that we will spend 50% of the annual dues for this expense. Board members recommended increasing our dues as they are the lowest compared to other HOAs. Allyson said that the finance meeting will discuss this option.

**FINANCE COMMITTEE:** Nothing to report (see Treasurer's report).

**SAFETY COMMITTEE:** Alexis mentioned that the extra security announced at the prior Board meeting has been implemented. No recent incidents in the neighborhood.

**ARCHITECTURE COMMITTEE:** Nothing to report.

**TRAFFIC COMMITTEE:** Nothing to report, except that the roundabout plan is being reviewed by the city.

**COMMUNICATIONS COMMITTEE:** Derek informed the new Board Members that we have our own website ([www.cccha.org](http://www.cccha.org)), and that our monthly Board meeting minutes are posted there, along with other valuable information. Derek presented the battery-operated leaf blower project he is working on with Jerry. They have met with our local Ace Hardware store along with a couple of their vendors, EGO and Stihl. Allyson requested they do more due diligence and come back at the next meeting with a recommendation.

**LEGAL COMMITTEE:** Nothing to report.

**GREEN COMMITTEE:** Nothing to report.

**FILMING COMMITTEE:** Derek mentioned that there was no filming in our neighborhood since our last Board meeting. To date, we are at 21 days of filming with a revenue of \$23.5K.

**BLOCK PARTY COMMITTEE:** Derek reported that due to the ongoing pandemic, we should cancel the Block Party previously scheduled for Nov 7<sup>th</sup>. Board agreed. Derek welcomed Irene and Zack who are joining this committee.

**WNC REPORT:** Click on the following links: Council District 5: [http://wncla.org/wp-content/uploads/2021/09/CD-5-Report-9\\_9\\_21.pdf](http://wncla.org/wp-content/uploads/2021/09/CD-5-Report-9_9_21.pdf) • Assembly District 54: <http://wncla.org/wp-content/uploads/2021/09/Memo-Westside-Neighborhood-Council-Report-1-1.pdf> • State Senate District 30: <http://wncla.org/wp-content/uploads/2021/09/NC-Updates-September-2021.pdf> • We also took the actions listed here: <http://wncla.org/wp-content/uploads/2021/09/WNC-motions-Sept-9-2021-003.pdf> • And the WNC supported the complete remodel/rennovation of the motel at the corner of Overland and Santa Monica Blvd @ 10740 Santa Monica Blvd. They're creating a businessperson focused boutique hotel in that space.

**CD-5 REPORT:** No report given.

**RECOGNITION:** Jerry recognized Board Member Derek Barton for his hard work on the Board, saying he always goes above and beyond his scope of work. He has known Derek for 11 years, a delightful guy and a great contributor no matter what needs to be done for our CCCHA. Jerry mentioned that both Allyson and Derek are making a daunting contribution to our community.

**NEW BUSINESS:**

- (1) **SB9 & SB10 STATE HOUSING LAWS IMPACT:** Governor Gavin Newsom signed bill SB9, which allows two dwelling units to be built on a single-family zoned parcel and allows lot splits upon meeting certain criteria; early comments indicated that it was not meant to affect HOAs but the limiting language did not make it into the final version, so Allyson was unsure whether it will affect our HOA, but as a state law it will likely override our CC&Rs. Zack proposed to do some research on this and report at the next Board meeting.
- (2) **ELECTION - NEW OFFICERS:** Allyson reported that we need to vote on our CCCHA officers for the next year. Following are the current CCCHA officers: Allyson as President, Jane as Vice-President, Bertrand as Secretary, and Mike as our acting Treasurer. Nobody volunteered to serve in any of these capacities, including the empty position of Treasurer. Bob moved to keep the same officers for another year; Derek seconded; unanimously approved.

**MEETING ADJOURNED** at 8:44pm

Respectfully submitted by Bertrand Leroux, Secretary

**NEXT BOARD MEETING:** October 19, 2021