



CCCHA Board of Directors Meeting November 16, 2021

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

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Lawrence Grey, Irene Kitamura, Bertrand Leroux, Tamir Nadborny, Mike Quinn, Bruce Russell, Allyson Saunders, Zach Schorr, Jane Wishon.

ABSENT: Bob Guerin, Steve Shpilsky, Oksana Volod,

MINUTES of October 19, 2021: Derek moved to approve; Jerry seconded; approved unanimously as amended.

PRESIDENT'S REPORT: Allyson reported that there have been some neighbor disputes over issues that typically should be resolved by the neighbors instead of asking the Board to intervene. • There are instances where the Board can intervene, e.g., people running businesses out of their house; there have been complaints of one homeowner refinishing furniture for her business causing fumes, and workers' cars parked haphazardly in front of others' houses becoming a nuisance. • Allyson reported that Airbnb activity in our homes should not be permitted as it constitutes a commercial business but thinks that legally we may not be able to prevent this from happening.

TREASURER'S REPORT: Mike reported that the financial reports were sent out prior to the Board meeting. We are in line to where we wanted to be at the end of the year. We are moving along with the new management company, which should start in January 2022.

FINANCE COMMITTEE: The finance committee recommends increasing the annual HOA Dues starting January 2022 to \$200, versus \$150 currently. This increase is justified as we haven't had an increase in many years while expenditures keep rising like security, the cost of which has doubled since 2016, and new fees like the addition of the new management company. We will also incur additional expenditures for new keycard gates on the Edith & Philo cul de sac as part of our continued security enhancements. The actual cost for the new Woodbine gate was \$12.5K versus a budget of \$20K. It likely will cost a little more when we install the next two gates. The recommended dues increase may not cover 100% of the increased expenses, but we have agreed to dip into the reserves for the next several years, as necessary. When the reserves have been depleted beyond the recommended level for potential future legal needs, the Board will consider another increase. Jane moved to increase our annual dues per lot to \$200 starting 2022. Marilyn seconded. Unanimously approved. Allyson will send a letter to all homeowners announcing the dues increase.

SAFETY COMMITTEE: Alexis and Tamir proposed giving a gift card of \$100 to each officer who patrols our neighborhood. Allyson moved to give a \$100 gift card to each officer. Jane seconded. Unanimously approved

ARCHITECTURE COMMITTEE: A developer wanted to add an ADU to a new house they are building. Overall square footage was non-compliant per our CC&Rs and Building Guidelines, so they revised the plan. We have updated on the CCCHA website our new resubmission fee of \$350.

TRAFFIC COMMITTEE: Jane reported that she is still waiting for the City to get back to her on progress on mitigations to the roundabout. Allyson talked with the City about the nature of the mitigations; we know it won't be stop signs; looks like it may be paint only to direct traffic. Allyson reported that the monuments have been approved, but we are still waiting for a permit from the planning department to commence construction.

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date. Derek recommended sending a letter to the homeowners mentioning that starting 2024 a California law goes into effect, no more gasoline powered mowers, leaf blowers, grass & hedge trimmers, only battery-operated gardening tools. He read the proposed letter that also included the Los Angeles City law that has been on the books since 1998 outlawing gasoline powered leaf blowers. Jerry moved to authorize Derek to send the letter subject to minor edits. Jane seconded. Unanimously approved.

LEGAL COMMITTEE: Nothing to report other than the neighbor dispute with the house running a furniture refurbishing business out of their home.

GREEN COMMITTEE: Alexis reported that we are getting new trees on Barbydell and Patricia but not yet on Woodbine. Alexis will continue to talk to residents on other streets to see if they want to take advantage of this free City program.

FILMING COMMITTEE: Derek sent the Board the film revenue to date spreadsheet. As of mid-November, we have received \$25K in filming revenue, which represents 25 days of filming in our neighborhood. We are expecting another day or two before the end of the year. Derek reported that the TV show "911 Lone Star" that filmed on Earlmarr, had the biggest setup (footprint) to date. Derek thinks that the setup fee is maybe too low. Lawrence who is also on the Filming Committee will reach out to his producer contacts to get some feedback. This might be the time to increase the setup, strike and film day fees. Lawrence and Derek will report at the next Board meeting.

BLOCK PARTY COMMITTEE: Derek reported a tentative date of October 2022 for our annual Block Party depending on the pandemic situation. Derek welcomed Irene who is joining this committee.

WNC REPORT: Jane reported that she was elected to the WNC Council and the Regional Alliance Council • Crime is down 16%. Catalytic converter thefts are down • Redistricting letters have been sent by HOAs trying to keep us together in CD5 • Koretz has done a good job cleaning up the homeless situation. • LA water supplies are low. Still in a drought. Must conserve. Watering yards should be no more than 3 days a week. Sprinklers are prohibited from watering from 9am to 4pm. Watering driveways, walkways, and sidewalks is prohibited completely. City giving rebates on plants and certain sprinkler systems like Rachio that turns itself off when rain imminent.

CD-5 REPORT: Derek & Allyson reported that the CD5 Coalition of HOAs has been keeping the pressure on Paul Koretz to keep the CD5 HOAs together and not redistricted. • The coalition will be interviewing Mayoral candidates as well as CD5 Councilmember candidates in January 2022.

RECOGNITION: Tamir recognized Derek for his fantastic job as our Film Liaison for all these years, which has been a great source of revenue for the CCCHA providing more services such as enhanced security to our community. Derek recognized the 5 new members who have brought renewed life to the Board: Lawrence Grey, Irene Kitamura, Bruce Russell, Zach Schorr and Oksana Volod.

OLD BUSINESS: Nothing to report

NEW BUSINESS: Nothing to report

MEETING ADJOURNED at 8:43pm

Respectfully submitted by Bertrand Leroux, Secretary

NEXT BOARD MEETING: January 18, 2022 (The Board Meeting scheduled for December 21, 2021 is cancelled due to the Holiday season)