



**CCCHA Board of Directors Meeting
October 20, 2021**

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

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Bertrand Leroux, Mike Quinn, Bruce Russell, Allyson Saunders, Zach Schorr, Oksana Volod, and Lawrence Grey (Guest).

ABSENT: Tamir Nadborny, Steve Shpilsky, Jane Wishon

MINUTES of September 21, 2021: Derek moved to approve; Alexis seconded; unanimously approved. Derek also moved to approve the Annual Meeting Minutes from September 9th; Marilyn seconded; unanimously approved.

PRESIDENT'S REPORT: Allyson welcomed fellow homeowner Lawrence Grey to sit in on the meeting. He would like to be a Board Member. Allyson also reported on the redistricting in our community and encouraged us to file support, as Jane requested, for the CCCHA to remain a part of CD5 as we share interests with those currently within CD5.

TREASURER'S REPORT: Mike reported that the finance committee met via Zoom and discussed the HOA Management Company, Ross Morgan. The committee felt this is the right path to follow to better serve our CCCHA. They will do all bookkeeping, invoicing, year-end tax assistance (they do not provide CPA services), escrow responses, financial reporting, for a monthly fee of \$2,500. Mike asked the Board for their permission to secure their engagement. Board agreed that HOA is better served with a professional management company. Derek moved to approve; Marilyn seconded; unanimously approved.

Tamir expressed concern that our HOA fees are not enough and that we will spend 50% of the annual dues to cover this expense. Board members recommended increasing our dues as they are the lowest compared to other HOAs. Allyson said that the Finance Committee will discuss this option and bring a recommendation back to the Board.

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

SAFETY COMMITTEE: Nothing to report.

ARCHITECTURE COMMITTEE: Allyson reported that our architectural fees have increased to \$30K as of today. We have five major builds currently. We are facing one ADU issue, where we are in discussion with a developer over the inclusion of the ADU sq footage in the total house sq footage permitted under our CC&Rs.

TRAFFIC COMMITTEE: In Jane's absence, Allyson reported that the roundabout is finalized and ready for signature. • We have a new request to close the Philo cul de sac. • All elements to finalize approval and commence construction of monuments should be done before the end of the year.

COMMUNICATIONS COMMITTEE: In addition to an LA City ordinance in place since 1998 on leaf blowers, Derek reported that Governor Gavin Newsom passed a new law allowing only battery-operated gardening tools as of 2024 (no more gasoline powered mowers, leaf blowers, grass & hedge trimmers). Derek informed us that, as a result of his and Jerry's initial meeting with our local Ace Hardware on Bundy, our CCCHA homeowners or their gardeners can go directly to that store and purchase battery-operated equipment at the store's cost, plus a 10% margin. Derek & Jerry will write a letter with this information for Board approval before it is sent to our fellow homeowners, including a caution against wasting water by using hoses to clean off sidewalks and driveways.

LEGAL COMMITTEE: Nothing to report, except the ADU issue mentioned in the Architectural Committee report.

GREEN COMMITTEE: Alexis reported that the city tree expert came to mark the locations on Woodbine and Barbydell where they will plant new trees; this should be done within the next two months. Alexis will continue to talk to residents on other streets to see if they want to take advantage of this program.

FILMING COMMITTEE: Derek reported that there was no new filming in our neighborhood since our last Board meeting. To date, we are at 21 days of filming with a total 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 7th. Board agreed. Derek welcomed Irene who is joining this committee.

WNC REPORT: Before the Board meeting, Jane emailed a report (see link below) to call the Board's attention to two items, 1) the "Housing Element," which in its current version would up-zone our neighborhood three ways; and 2) the report from an organization that provides services to unhoused persons in our area with the intent to move them into housing. The WNC considered a donation to this group before it was underway - now that it's seeing success, Jane asked that we put on the agenda a donation for next month's meeting. https://docs.google.com/document/d/1EWgugMRhBJ1Y_pHD64RibubPpjRBp6hUWkDimmBfbls/edit?usp=sharing

Jane also asked the Board to fill out the form (see link below) and say that we support map k2.5 version 3 because it keeps all the Westside Neighborhood Council together. It's vital that we do this so we can stay with the UCLA community in CD5: <https://laccrc2021.org/community-of-interest-form/>

CD-5 REPORT: Marcia Selz of CD5 has asked its HOA coalition to support redistricting map k2.5 version 3.

RECOGNITION: Allyson recognized our local paramedics, Fire Station 93, for their quick response to Derek's heart attack and getting him to UCLA Medical Center for life-saving care.

NEW BUSINESS: (1) Lawrence Grey was excused from the meeting, after which the Board voted him onto the CCCHA Board as a new member, bringing the total to 16 members of the 17 members maximum.

MEETING ADJOURNED at 8:44pm

Respectfully submitted by Bertrand Leroux, Secretary

NEXT BOARD MEETING: November 16, 2021