



**CCCHA Board of Directors Meeting
January 18, 2022**

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

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

ABSENT- None

GUEST: LAPD Senior Lead Officer Chris Baker. Baker reported that Rancho Park is not a dog park and there have been confrontations between people with and without dogs. After an educational period, there will be a zero tolerance for dogs without a leash. • SLO Baker mentioned that APS does a good job for the CCCHA, and we continue to be one of the safest neighborhoods within his jurisdiction. • Tamir reminded us that the extra hours recently added to the APS schedule may have helped. • There have been 2 construction sites burglarized (see Safety Report below). • Steve reported that there was increasing speeding through our neighborhood, drivers ignoring stop signs. • Allyson is working with the city on the roundabout to make it safer. There will be no stop signs, just new painting, and the area around the roundabout may be configured to make it tougher to speed through. • SLO Baker will send his report on a regular basis to Alexis and Tamir.

MINUTES of November 16, 2021: Jerry moved to approve. Marilyn seconded. Approved unanimously as amended. Allyson recommended that we all save our email comments on the prior month's minutes as well as other non-essential issues to discuss at Board meetings.

PRESIDENT'S REPORT: Allyson sent out her monthly newsletter, which, among other things, reminded homeowners that gasoline powered leaf blowers are illegal. One neighbor read about the partnership deal we struck at Ace Hardware on Bundy Ave. and went right out and purchased a battery-operated leaf blower there. • Thank you to Derek and Jerry for their hard work on putting this program in place. • A big thank you to everyone who pushed the CD5 redistricting map in the right direction.

TREASURER'S REPORT: Mike reported that the Balance Sheet and P&L at the end of the year have been sent to the Board. The Finance Committee will present to the Board in February the 2022 budget for our review and approval. Investments review revealed we are currently at 47%/53% in a fluctuating market. Our objective is to have 40% equity and 60% bonds and cash. We will keep an eye on it. The committee has been working on the terms of engagement with the HOA management company, Ross Morgan. We have been asked to procure a general liability policy and a fidelity bond at a cost of approximately \$4,000 in addition to the \$30,000 previously approved for the management firm. We already have a D&O policy costing about \$10K. Derek made a motion to amend the amount previously approved for the management company from \$30K to \$35K to include the annual management fees plus insurance and bond premiums to finalize that deal. Irene seconded. Approved unanimously.

FINANCE COMMITTEE: See report above.

SAFETY COMMITTEE: Tamir reported a burglary on a construction site on Philo last week of appliances that were delivered to that home following another similar burglary on Barbydell. Discussion ensued about developers signing up with APS during construction. • Report of someone at 3:00am knocking on a neighbor's door pretending to be from the alarm company. • Two homeless people were removed from a construction site. • One car burglary of personal items. Please keep your car locked at all times and remove all personal items from it.

ARCHITECTURE COMMITTEE: Discussion regarding splitting lots into 2 based on the new regulations. • Discussion around Airbnb (or similar short term home rental platform) to see if we can implement a policy to establish a minimum rental period of 30 days. Jane made a motion to prohibit short rental (for cash rental transactions but not for house-sharing) of less than 30 days. Derek seconded. The motion passed with 1 abstention.

TRAFFIC COMMITTEE: No report (see SLO Baker report above).

COMMUNICATIONS COMMITTEE: Derek reported that Patrick Coniglio is our liaison at our local Ace Hardware on Bundy for our battery-operated garden tools program. All CCCHA homeowners will benefit from this discount program to satisfy requirements under LA law while making our neighborhood quieter and less toxic. There is currently a \$100 fine for both gardener and homeowner per incident who don't use a battery-operated leaf blower.

LEGAL COMMITTEE: Allyson reported that Greg Apt, our Legal Chair, has moved out of the neighborhood. Greg has done a superb job for the CCCHA. Besides being a great Legal Chair and awesome former Secretary, Greg also was a good Board member and neighbor! He will be missed. New Board member, Zach Schorr who is currently on the Legal Committee, volunteered to be the new Legal Chair. The Board unanimously approved.

GREEN COMMITTEE: Bruce reported that since the city of LA no longer trims the trees on our parkways, it is now up to the homeowners to take care of them, the majority of whom don't. This has led to many dangerous situations where large branches have fallen damaging cars in the street and potentially resulting in serious injury to homeowners. Bruce proposed allocating some of the CCCHA reserve funds to hire a tree company to trim those trees that pose a dangerous situation. Derek said he would reach out to the City of Los Angeles Tree Inspector he knows well and to arborists CP&Sons Tree Service, who do excellent tree trimming work in our neighborhood, and will report back to the Board on his findings.

FILMING COMMITTEE: Derek reported that \$30K of film revenue was billed for 2021. \$29K has been received so far. It was a challenging year for the entertainment industry due to the Covid restrictions, but the CCCHA still benefitted. Derek told the Finance Committee to bank on at least the same revenue for 2022, but most likely it will be a little better. • Since filming fees have not been increased for about a decade, Derek proposed the following increases for 2022: for a separate set up day, the fee would go from \$250 to \$500; for a film day, the fee would go from \$1,000 to \$1,500; and a separate strike-day would go from \$250 to \$500. Lawrence, a Filming Committee member who is a film producer, had reached out to his contacts for feedback and was told that the proposed increase in filming fees is within the normal range in the Los Angeles area. Jane moved to approve the filming increase as proposed. Allyson seconded. Unanimously approved.

BLOCK PARTY COMMITTEE: No report given.

WNC REPORT: We're redistricted into LA Council District 5 (open seat), LA County Board of Supervisors Seat 3 (open seat), Assembly District 51 (with Santa Monica, Beverly Hills, West Hollywood, and Hollywood - open seat), State Senate District 28 (open seat), and most of the neighborhood is Congress 36 (Lieu) with one block in 37 (open seat). For more information on the redistricting: https://www.wedrawthelinesca.org/final_maps

CD-5 REPORT: Zoom calls interviewing prospective Council Members: Katy Young Yaroslavsky & Sam Yebri and prospective Mayors: Karen Bass, Joe Buscaino, Kevin DeLeon & Mike Feuer.

RECOGNITION: Tamir recognized Alex for his stellar work on the Safety Committee.

OLD BUSINESS: (1) Potential management services engagement (See treasurer's report for update).

NEW BUSINESS: Nothing to report

MEETING ADJOURNED at 9:30pm

Respectfully submitted by Bertrand Leroux, Secretary

NEXT BOARD MEETING: February 15, 2022