



**CCCHA Board of Directors Meeting
February 15, 2022**

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

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

ABSENT- Alexis Dumortier, Steve Shpilsky

PRESIDENT'S REPORT: Allyson thanked the Board for their good attendance in recent monthly meetings. • California relaxation on Covid does not apply to the city of Los Angeles. • With the arrival of big companies such as Google, Apple, and Amazon, the values of homes continue to rise in Cheviot Hills. There was a new record home sale of \$7.5M last week in the CCCHA. • Congrats to the Los Angeles Rams who won this year's Super Bowl, and to its President who lives in the CCCHA.

MINUTES of January 18, 2022:

Jerry moved to approve. Jane seconded. Approved unanimously.

TREASURER'S REPORT: Mike reported that the Balance Sheet and P&L at the end of January have been sent to the Board. • It has been challenging getting our new management company up and running with many hoops to jump through before they officially begin working for us. They have required us to have general liability insurance in addition to the D&O insurance we already have, as well as a fidelity bond. They have agreed to start March 1. All CCCHA HOA Dues invoices will be sent out by them, and all PayPal and other forms of payment will go to them to manage.

FINANCE COMMITTEE: See report above.

SAFETY COMMITTEE: Officer Montrel is no longer with APS and has been replaced by Danny who has great experience in security. He looks to be a tremendous asset to our Security Patrol team to keep our neighborhood safe.

ARCHITECTURE COMMITTEE: Allyson reported that she continues to manage developers to stay within our building guidelines. • City issues on SB9. It seems we can split any lot in 2, and build up to 2 units per lot with a minimum 800 square feet. We cannot add an ADU on those lots. To do this, you need to live there for 3 years, which may discourage developers. Allyson will discuss this with her committee and will report back to the Board.

TRAFFIC COMMITTEE: Allyson attended a Board of Public Works hearing on our proposed monuments. The Cheviot Hills HOA opposed the approvals unless we agreed to share the monument on the roundabout. Public Works ultimately sided with the CCCHA based on the 5 long years we have worked hard on obtaining these approvals, and finding that it wasn't fair of the Cheviot Hills HOA to try to hijack our project at the last minute for their own benefit. All three CCCHA monuments were approved as submitted. • The gate project on the Philo cul de sac is moving slowly through the city. Everyone agrees that the installation of the other two gates on the Woodbine and Edith culs de sac have been successful in lowering crime. Homeowners look forward to the installation of the Philo gate.

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date. • Two more people asked about the noisy and toxic leaf blowers. Allyson will send a reminder every month about the LA city law and the new statewide law banning gasoline powered leaf blowers and the fines that may be imposed on both gardeners and homeowners. Allyson will also remind people that the CCCHA has partnered with ACE Hardware to purchase these battery operated garden tools at a discount.

LEGAL COMMITTEE: Allyson reported that going forward, Zach will be giving the legal report and thanked him again for taking over the chairmanship of the committee.

GREEN COMMITTEE: Per last month's Board meeting regarding the report of large branches from our parkway trees falling and damaging cars in the street and potentially resulting in serious injury to homeowners, we connected with the city. Since the city does not have the resources to trim our trees, we can obtain a permit to hire a tree service to trim those branches that pose a serious risk to our neighborhood.

FILMING COMMITTEE: Derek reported that \$10K of filming revenue has been billed to date in 2022. So far, all the production companies are okay with the new filming fees in our HOA.

BLOCK PARTY COMMITTEE: Nothing to report, except that we still plan to have a CCCHA Block Party in October. Derek and Irene will meet with the event company.

WNC REPORT: Jane reported that there were two burglaries in the area with arrests on Monte Mar. • Dogs in Rancho Park now are required to be on a leash. • CD5 has a new field rep, James Ingram. • Hyler Realtors will sponsor a blood drive on March 25th. Two leading CD5 candidates, Sam Yebri and Katy Young Yaroslavsky, will be running to replace Paul Koretz who is running for City Controller against David Vahedi.

CD-5 REPORT: Derek & Allyson reported that they were on the Zoom call with another 60 HOAs for 2-1/2 hours where they listened to the four candidates running for LA City Mayor: Karen Bass, Joe Buscaino, Kevin DeLeon, and Mike Feuer.

RECOGNITION: Allyson recognized Greg Apt, our outgoing chair of the Legal Committee, who was also our former secretary and a dedicated Board member. Unfortunately for us, Greg has left the neighborhood. • Allyson also recognized Jane for a fantastic job she is doing as our VP and as our WNC liaison. • Jane recognized Allyson for the terrific job she is doing as our President, saying that there would be no CCCHA without her. Derek recognized Lawrence, who is on the Filming Committee, and did valuable industry research to help set our new filming rates for 2022. Lawrence returned the compliments to Derek for the superb job as our CCCHA Film Liaison. It was a mutual lovefest all around.

OLD BUSINESS: None

NEW BUSINESS: 2022 Budget

Tamir made a motion to initiate late fees on our HOA Dues. Marilyn seconded. Approved with one abstention. Derek suggested that we note the late fee on the new 2022 invoices.

MEETING ADJOURNED at 8:23pm

NEXT BOARD MEETING: March 15, 2022

Respectfully submitted by Bertrand Leroux, Secretary