



**CCCHA Board of Directors Meeting
April 19, 2022**

Called to order at 7:01pm. Meeting was held via Zoom

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

ABSENT: Jerry Davison, Lawrence Grey, Allyson Saunders

PRESIDENT'S REPORT: No report given. Vice-President Jane Wishon presided in Allyson's absence.

MINUTES of March 15, 2022: Bob moved to approve. Derek seconded. Approved unanimously.

TREASURER'S REPORT: Mike reported that the Balance Sheet and P&L at the end of March have been sent to the Board. Nothing problematic.

FINANCE COMMITTEE: Mike reported that the new HOA management firm, Ross Morgan, prepared the financial statements (P&L and Balance Sheet) on an accrual basis. All our previous statements were on a cash basis, so the finance committee asked them to redo them. The P&L is now on a cash basis, and the balance sheet will follow shortly. Discussion on the credit card fees and payment options. Since Ross Morgan took over billing, we have had a record receipt of \$48,640 in HOA Dues in this short period of time.

SAFETY COMMITTEE: There was an attempted break-in on Dannyhill. APS did their job well in thwarting that effort. There were two other occasions with homeless people on properties, but APS removed them. Crime down 10% in our CCCHA.

ARCHITECTURE COMMITTEE: Jane reported that we are still facing issues with new houses being built, mainly by new builders who are changing their mind as they go without telling us. We have to reiterate to the builder that they can only build what has been approved. Jane confirmed that we implemented a resubmission fee if our architect needs to review the plans again due to changes.

TRAFFIC COMMITTEE: No report given

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date including the last minutes.

LEGAL COMMITTEE: No report given

GREEN COMMITTEE: No report given

FILMING COMMITTEE: Derek reported that \$13,750 of filming revenue has been billed to date in 2022, and \$11,250 has been received. \$1,500 is outstanding. Derek received a report from FilmLA. For the 1st Quarter of 2022 there were 9,832 film days in LA. Best quarter since 2016. In the 1st quarter of 2021, there were 7,011 film shoots. So far in 2022, we have had only 8 film days (4 from the same house) in our HOA.

BLOCK PARTY COMMITTEE: The committee met with the block Party event company. The proposed 2022 Block Party date will be Sunday October 23rd from 12:00pm to 3:00pm. We received some new ideas from that meeting so the committee will meet again to discuss those ideas and fine tune the budget.

WNC REPORT: There have been many Zoom Forums with City Council candidates and City Attorney candidates running for election this year. • CD5 planning on murals for businesses. • Discussion on Assembly Bill #1910, which proposes repurposing golf courses for affording housing. • Crime is down, but criminals are following people home to rob them. Make sure you are not being followed, and drive around the block before pulling into your driveway. • West LA Homeless Social Groups are helping the homeless.

CD-5 REPORT: No report given.

RECOGNITION: None

OLD BUSINESS: (1) Ross Morgan Management Services rollout update, covered in the Finance Committee report.

(2) Leaf blowers: Derek recommended that all Board members lead the way to adhere to the LA City law for a less toxic and less noisy neighborhood by getting their own gardeners to use battery operated leaf blowers. Allyson will continue to try to motivate our fellow homeowners in her monthly email reports. We also plan to have ACE Hardware present at this year's Block Party to show the battery-operated leaf blowers that our CCCHA can buy at a discount as well as answer any questions.

NEW BUSINESS: None

MEETING ADJOURNED at 8:01pm

NEXT BOARD MEETING: May 17, 2022

Respectfully submitted by Bertrand Leroux, Secretary