



**CCCHA Board of Directors Meeting  
August 16, 2022**

Called to order at 7:04pm. Meeting was held via Zoom

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

**ABSENT:** Alexis Dumortier, Lawrence Grey, Tamir Nadborny, Steve Shpilsky

**MINUTES** of June 21, 2022: Jerry moved to approve. Bertrand seconded. Approved unanimously.

**PRESIDENT'S REPORT:** Allyson reminded us to show up at every Board meeting to avoid not having a quorum as was the case last month. • Bertrand Leroux will be relocating to Miami. Allyson thanked him for being our Secretary, a Board Member, and a good neighbor. Besides needing a Treasurer, we will now need a new Secretary. We hope to fill these spots following the Annual Meeting in September. • Allyson mentioned that Steve Andelin will be building our CCCHA monuments as promised. We got permission from the City to cut bushes/trees where necessary to install the monuments • Allyson reminded us that as of June 1<sup>st</sup> the new water restrictions went into effect. • Some of our streets in our HOA will have an asphalt slurry seal applied to protect them from cracking.

**TREASURER'S REPORT:** Mike Quinn reported that the finance committee met last week. No significant changes. Regarding our investments, the market is down currently, but no concerns. • Our HOA dues recovery has been better than ever. Having Ross Morgan, our management company, on board has helped. • We want to start interviewing for a new CPA firm to prepare our tax package. The Finance Committee will report this progress at the next Board meeting.

**FINANCE COMMITTEE:** see above

**SAFETY COMMITTEE:** Neither Alex nor Tamir was present, so Allyson gave the report. • There was an incident recently where a house was broken into while the owners were on vacation. The burglars cut the electricity to the house to disable the cameras. APS was there in 8 minutes even though the house was not an APS customer. Our Sr. Lead Officer, Chris Baker, is aware and said that this is a very well-organized gang and very active in Beverlywood. They come and check houses 2 or 3 days before to get residents' patterns, so be alert. • Jane reported a person going around our neighborhood knocking on doors saying he worked for an exterminator company and was very aggressive. • An Audi car was stolen. • Jane reminded us that 47% of cars stolen are due to people leaving their keys in their vehicle.

**ARCHITECTURE COMMITTEE:** Developer Bob Skibinski would like to meet with the Committee to propose potential alternative designs to avoid building the same "cookie cutter" houses in our neighborhood like the five all-white two-story houses in a row on upper Earlmart Drive. Allyson

was glad to hear this as she has been trying for years to get our developers to diversify their designs, and is committed to working with developers who present designs that are not inharmonious with the neighborhood

**TRAFFIC COMMITTEE:** The City has restriped and added bollards to the roundabout trying to make that area safer to drive around, although there are still speeders on Queensbury. No more speed bumps available for now. If you want one on your street, it needs to be a flat street.

**COMMUNICATIONS COMMITTEE:** Derek reported that the website is up to date and the June minutes will be available for uploading tomorrow.

**LEGAL COMMITTEE:** No report given.

**GREEN COMMITTEE:** No report given, but Jane advised that even with the water restrictions, you can water by hand newly planted trees.

**FILMING COMMITTEE:** Derek reported that \$21,750 of filming revenue has been billed to date, and \$17,250 has been received, with \$1,500 remaining outstanding.

**BLOCK PARTY COMMITTEE:** There will be a competing Block Party on September 18<sup>th</sup> in the triangle area organized by Rory Posin and Kristen Bonk of the Results Real Estate Group, which is quite close to our annual Block Party, currently scheduled for October 23<sup>rd</sup>. The Committee will discuss and share its thoughts next month.

**WNC REPORT:** Plan for 8755 Olympic Blvd. to convert to housing for homeless. The association Westside Homeless Housing is focusing on helping homeless. 2,500 homeless people have been contacted, and 213 have accepted homes. Jane would like this association to talk to our Board again to explain all that they are doing. • Senate Bill 1304 will provide incarcerated people \$1300 when they are released to help transition them into society rather than \$200, which doesn't last long.

**CD-5 REPORT:** No report given.

**RECOGNITION:** Derek reported that many times our homeowners who rent their homes for filming are not informing the location companies where they're listed that there is an HOA fee for filming in our neighborhood, thus, making our job harder. On the other hand, Derek wanted to recognize Bertrand who called Derek right away to inform him that there was going to be filming at his house. Derek also wanted to recognize Bertrand for doing a great job as our Secretary and wished him well in his move across the country.

**OLD BUSINESS:** Annual meeting. Allyson recommended to hold it September 15th, subject to sufficient time for printing, among other things. The meeting will be held via Zoom as last year.

**NEW BUSINESS:**

**MEETING ADJOURNED** at 8:32pm

**NEXT BOARD MEETING:** September 20, 2022

Respectfully submitted by Bertrand Leroux, Secretary