



**CCCHA Board of Directors Meeting  
September 20, 2022**

Called to order at 7:10pm. Meeting was held via Zoom

**PRESENT:** Derek Barton, Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Bertrand Leroux, Tamir Nadborny, Mike Quinn, Bruce Russell, Allyson Saunders, Steve Shpilsky, Jane Wishon

**ABSENT:** Marilyn Braunstein, Lawrence Grey, Zach Schorr, Oksana Volod

**MINUTES** of August 16, 2022: Derek moved to approve. Mike seconded. Approved unanimously.

**PRESIDENT'S REPORT:** Allyson reminded everyone that Board Member and Secretary Bertrand Leroux will be stepping down as he relocates to Miami to be near his kids and his other home in France. She yielded the floor to allow Bertrand a moment to say his farewells, which he did with heartfelt sincerity and class saying he enjoyed his 23 years in Cheviot Hills. Allyson opened it up to the Board, and members wished him well, thanked him for his services, and let him know that he will be missed. • Allyson said that Derek will continue to fill in as acting Secretary until we find a replacement for Bertrand. • Allyson mentioned that a fellow homeowner expressed interest in running for a seat on the Board and, potentially, serving as Treasurer. The Board will elect officers at the next regular Board Meeting following our Annual Meeting next week. • Allyson relayed info regarding the proposed Mansion Tax, which will be on the November ballot. If passed, it will impose a transfer tax of 4% on homes \$5 million and over, and a 5 ½% tax for homes over \$10 million.

**TREASURER'S REPORT:** Mike Quinn reported that everything was in order. Our investment account is at \$513,618. Down 11.18%. 44% in stocks. 28% in Bonds. 28% in cash. • Still vetting and interviewing for the CPA position. • Regarding our annual HOA dues, we still have a number of people who don't pay, but the chronic non-payers are fewer than ever.

**FINANCE COMMITTEE:** see above

**SAFETY COMMITTEE:** Tamir reported that a white KIA and minivan may have been involved in the burglary of a home on Bridlevale. He cautioned people to be aware of people scoping out our neighborhood and to call APS, which does a great job of responding. Tamir and Alex continue to fine tune our patrols to help keep crime to a minimum.

**ARCHITECTURE COMMITTEE:** Allyson reported that she has been talking to our developers in the hopes of getting them to diversify their designs instead of producing the same old "cookie-cutter" all white two-story houses that have been popping up throughout the neighborhood. While we will still enforce our CC&Rs, we expect to interpret them in a less strict manner, focusing on keeping the designs harmonious with our neighborhood.

**TRAFFIC COMMITTEE:** Traffic around the roundabout near the Griffin Club is forced to slow down since the City of LA restriped and added bollards. We still see speeders on Queensbury who have no regard for people's safety. Traffic tickets could be a deterrent.

**COMMUNICATIONS COMMITTEE:** Derek reported that the website is up to date. • He and Jerry are still working with ACE to motivate people to uphold the law by using battery operated leaf blowers instead of the gasoline blowers that were outlawed in 1998. A quieter and less toxic neighborhood is the goal. All Board Members should lead by example and make sure their gardeners comply. A few fines (\$100 to the homeowner & \$100 to the gardener for every infraction) by the city should motivate our fellow neighbors.

**LEGAL COMMITTEE:** No report given.

**GREEN COMMITTEE:** No report given.

**FILMING COMMITTEE:** Derek reported that \$23,250 of filming revenue has been billed to date, and \$21,750 has been received, with \$1,500 remaining outstanding.

**BLOCK PARTY COMMITTEE:** Rory Posin and Kristen Bonk of the Results Real Estate Group hosted their annual Block Party on September 18 in Triangle Park, going way over their own budget and more than doubling ours because of post pandemic rise in costs. The CCCHA Block Party Committee recommended that, instead of holding our Block Party less than a month after theirs, we move ours to the Spring of 2023. April 23, 2023 was suggested as a possible date for our 21<sup>st</sup> Annual CCCHA Block Party. The Board approved. • In lieu of our October Block Party, Derek suggested we have the Cedars-Sinai Blood Mobile return as it had a good turnout in 2020. We would reach out to Cory Holtzman, who has been so supportive in the past, to offer pumpkins to everyone in our HOA. And we could ask ACE Hardware to be there to give us a Demo Day of the new battery-operated leaf blowers. Derek recommended that for safety reasons and to fit the Blood Mobile and all the other food trucks and climbing wall for the next Block Party, the overgrown trees on the Cheviot Drive parkway be pruned since the City of LA has no money to do it themselves and we couldn't require the adjacent homeowners to do so. The Board approved and authorized Derek to engage a tree service company.

**WNC REPORT:** A debate between Sam Yebri and Katy Young Yaroslavsky is scheduled for October 10<sup>th</sup>, sponsored by the Neighborhood Councils in CD-5.

**CD-5 REPORT:** Rick Caruso is scheduled to speak and answer questions at the Marcia Selz moderated CD-5 Coalition of Homeowner Associations on October 17<sup>th</sup> at 10am.

**RECOGNITION:** Nobody was recognized.

**OLD BUSINESS:** Allyson reminded all of the Annual Meeting, coming up on September 22nd, which will be held via Zoom as last year.

**NEW BUSINESS:** None

**MEETING ADJOURNED** at 8:35pm

**NEXT BOARD MEETING:** October 18, 2022

Respectfully submitted by Acting Secretary, Derek Barton