



CCCHA Board of Directors Meeting October 18, 2022

Called to order at 7:06pm. Meeting was held via Zoom

PRESENT: Derek Barton, Marilyn Braunstein, Jerry Davison, Alexis Dumortier, Bob Guerin, Irene Kitamura, Mike Quinn, Bruce Russell, Allyson Saunders, Steve Shpilsky, Claudia Wang, Jane Wishon

ABSENT: Lawrence Grey, Tamir Nadborny, Oksana Volod

MINUTES of September 20, 2022: Jerry moved to approve. Irene seconded. Approved unanimously.

PRESIDENT'S REPORT: Allyson said that Derek will continue to fill in as acting Secretary until we find a permanent replacement for Bertrand. • The feedback from our annual Zoom meeting was positive. The attendance was between 30 and 40 people, which has been the average over the years when there is no major crisis looming. We lost two Board Members, but gained one, Claudia Wang who is up for election as our new Treasurer. The other officer positions are up for election too at the end of the meeting. • Allyson reminded Board members of decorum during meetings, and the importance of their commitment to our fellow neighbors in our HOA. She mentioned that we have 15 Board Members at this time, with 8 required to reach a quorum. 17 is the max we can have per our CC&Rs. Looking for "new blood" to take over from all of us veterans. • Allyson has been reaching out to those homeowners who don't pay their HOA Dues. She reminds them that our dues are not voluntary but mandatory.

TREASURER'S & FINANCE COMMITTEE REPORT: Mike reported that new Board member Claudia was invited to sit in on the Finance Committee meeting. • Investments are down 14.8% as of the end of September. Still reviewing CPA candidates. Claudia will help in this search and vetting this position. • Finance Committee voted to give budget to Board at November's Board Meeting. • Still, a number of long-standing non-payers of HOA Dues. Invoices from our new management firm Ross Morgan may have led to some confusion.

SAFETY COMMITTEE: Alex reported that a catalytic converter was stolen on Barbydell. • A trespasser was found in a backyard on Club Drive. • A car was stolen on Motor. With the help of APS, it was later found on Barbydell. The owner's phone was found in car. • A suspicious black BMW was reported in our neighborhood. • Video doorbells and cameras are a big help. • Bob appreciated that APS picked up his mail for him while on vacation, which is a reminder of that APS service.

ARCHITECTURE COMMITTEE: Still encouraging new design proposals from developers to avoid continuation of the all-white two-story look-alike houses throughout the HOA. While strict interpretation of CC&Rs will be relaxed, designs must remain harmonious with our neighborhood.

TRAFFIC COMMITTEE: No report given.

COMMUNICATIONS COMMITTEE: Derek reported that the website is up to date. • ACE Hardware to give us date and times for Demo Day for their battery-operated leaf blowers.

LEGAL COMMITTEE: No report given. Since the Chair has left the Board, Allyson moved to elect Mike Quinn as our new Chairman. Derek seconded. Passed unanimously.

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: In lieu of our October Block Party, we had the Cedars-Sinai Blood Mobile return to Cheviot Drive on October 16th. Cory Holtzman generously gave pumpkins to everyone in our HOA and to anyone who donated blood. Cedars was pleased with the blood donations as they surpassed what was given last time. They look forward to doing it again and want to thank all the “LifeSavers of Cheviot!”

WNC REPORT: Discussion on the scandal at City Hall with the leaked tapes involving the president and two council members as well as the head of a local union. • Neighborhood Council grants funded “Walk Pico,” which enables Pico Blvd to make a pedestrian friendly space by upgrading trash cans, bus benches, bike lanes, plantings. • Westside Pavilion 2 is looking for a new theatre to replace The Landmark, which has vacated the site. • 200 Housing Units planned for the old Macy’s Parking lot at the original Westside Pavilion. • A Biological Lab is planned to replace the strip mall on the North/East corner of Sepulveda & Pico.

CD-5 REPORT: Derek will circulate a newsletter that the CD-5 Coalition of Homeowners made available with answers that Karen Bass & Rick Caruso gave following their debate on October 8.

RECOGNITION: Allyson was recognized for the great job she did on the Annual Meeting as well as coordinating the Cedars-Sinai Blood Drive and always trying to get non-dues payers to be responsible like the majority of homeowners in the CCCHA. • Cory Holtzman was also recognized for his generosity with the pumpkins he donated at the CCCHA Blood Drive. • Mike Quinn was recognized for his invaluable help over more than three decades on the Board as a calming and knowledgeable influence on all of us on many key matters in our neighborhood.

OLD BUSINESS: none.

NEW BUSINESS: Election of CCCHA Officers: Allyson moved, Mike seconded, unanimous decision to elect Claudia Wang to serve as our new CCCHA Treasurer. Nobody volunteered to fill the vacancy of Secretary. Jane moved, Irene seconded, unanimous decision to elect Derek. He said he would fill the role until somebody new could take over. Nobody wanted to run for VP, so Allyson moved, Derek seconded, unanimous decision to keep Jane as Vice-President. Nobody wanted to run for President, notwithstanding that there were two nominations for others to fill the role of President, both of whom declined, so Jane moved, Mike seconded, unanimous decision to keep Allyson as President. Allyson looks forward to the day when new and younger officers can take the baton and continue running our very valuable HOA.

MEETING ADJOURNED at 8:32pm

NEXT BOARD MEETING: November 15, 2022

Respectfully submitted by Secretary, Derek Barton